



GRASSROOTS
REALTY GROUP

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282 Canals Crossing SW
Airdrie, Alberta

MLS # A2238094



\$400,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,508 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 282 Canals Crossing. This well-kept turnkey townhome by Slokker Homes shows as new and has many features you'll love within the over 1500 sq. ft. of living space. Outside the entrance, you have a front porch and a view of the canal with a fantastic walking path adjacent. Inside the home's front entrance is private access to the single attached garage and a driveway for additional vehicle. On the main living floor, you'll enjoy the open concept design, ideal for entertaining or relaxing, with 10-foot ceilings, luxury vinyl plank flooring, and a dedicated dining space. The unbelievable kitchen is a main focal point with an oversized island with quartz countertops and breakfast bar seating, stainless steel appliances and an abundance of storage with beautiful modern cabinets. Step out from your kitchen onto your well-sized balcony ready for your patio furniture and perfectly located for summer BBQing. On the upper level enjoy 3 well-sized bedrooms including your primary retreat with 4-piece ensuite. This level is completed with another full bathroom and conveniently located laundry. Canals is a wonderful neighbourhood in central Airdrie with easy access to a multitude of amenities, schools, shopping, parks, walking/biking paths and playgrounds. Enjoy a perfect blend of convenience, affordability, low maintenance living with low condo fees with this exceptional property.