



**GRASSROOTS**  
REALTY GROUP

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**30 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2241499**



**\$739,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,365 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Range, Gas Water Heater, Washer/Dryer

Welcome to this beautifully maintained 2-storey home with a triple-car garage and total parking for 6 vehicles, located in the sought-after community of Canals in Airdrie. This open-to-below floor plan features large windows, hardwood and tile flooring, a spacious kitchen, and a cozy living area with a gas fireplace. A main floor bedroom with a full bathroom adds convenience and flexibility. Step out from the dining area to a large, private landscaped backyard with a good-sized deck &mdash; perfect for outdoor living. Upstairs offers 4 bedrooms and 2 full bathrooms, including a primary suite with a 4pc ensuite. The fully developed basement features an illegal suite with 3 bedrooms, a 4pc bath, full kitchen, separate laundry, and a private entrance &mdash; ideal for extended family or rental potential. Located close to schools, shopping, parks, and all amenities. With room for 6 vehicles, this home offers both space and functionality. Don&rsquo;t miss out on this incredible opportunity in the family-friendly Canals community!