



GRASSROOTS
REALTY GROUP

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265 Canals Circle SW
Airdrie, Alberta

MLS # A2241794



\$589,000

Division:	Canals		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,737 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Gazebo

Located in one of Airdries most beloved communities of "The Canals" this large Bi-Level is set in a Beautiful location. This custom built 3 bedroom & 2.5 bathroom home offers over 2900 square feet of total living space. It is the perfect family home. Backing on to a gorgeous and scenic greenspace that is great for the kids and walking your dog. The main level is great for entertaining with an open kitchen and huge dining area. The high ceilings and windows flood the main floor with natural light. Settle after a long day in the private living area complete with a cozy gas fireplace. One of the unique features of this home is the primary suite, which is private and isolated from the main level just a few steps up. Enjoy the attached ensuite with large tub, walk in shower and walk in closet. Fully developed basement w/extra 2 piece bath has a completely open design previously used as a dance studio. The flooring is maple hardwood w/ a feature wall with floor to ceiling mirrors. The wide open space awaits your design ideas or can be left as is for the kids to watch tv and play. Enjoy summer nights on the balcony or under the gazebo and enjoy the colourful views. Underground sprinkler system also included. Book your private viewing today!