

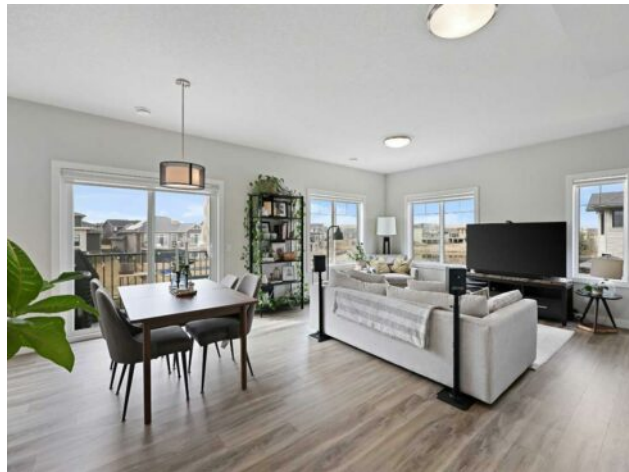


GRASSROOTS
REALTY GROUP

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250 Canals Crossing SW Airdrie, Alberta

MLS # A2242846



\$429,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,485 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Immediate possession available Welcome home to 250 Canals Crossing! With unobstructed views of the canal from the southwest facing balcony and large windows throughout; this is arguably the most desirable unit in the complex. As the end unit of the first building, it feels private from the rest of the complex. The open concept main floor features 9ft ceilings, luxury vinyl plank flooring throughout, modern shaker style cabinets, stainless steel appliances, quartz counters, and a large island with seating. With plenty of space for a dining room table and access to the balcony, you will want to entertain your family and friends. The living room is flooded with natural light from the northwest facing windows. This property is a plant lover's dream! Upstairs you will imagine the serenity of waking up in the primary bedroom overlooking the Canal. The primary bedroom features a 3-piece ensuite upgraded with a walk-in shower and quartz counter. The walk-in closet offers plenty of storage for clothes and enough room for a dresser. There are two additional good-sized bedrooms with views of the Canal. The upper floor laundry makes a daunting task easier. Upstairs is complete with a 4-piece bathroom and a linen closet. A single attached garage with a driveway allows for convenient parking. With central air conditioning you can stay comfortable all year round. The Canals are conveniently located within walking distance to parks, pathways, schools, shopping, restaurants, and other amenities.