



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

289 Canals Circle SW
Airdrie, Alberta

MLS # A2243416



\$749,900

| | | | |
|------------------|-----------------------------------------------|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,308 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Level, Rectangular Lot | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Track Lighting, Walk-In Closet(s) | | |

Inclusions: n/a

WOW! This former Crestview Show Home is ready for immediate possession. This home has just been through a major update – new flooring throughout, completely painted, completely new upgraded kitchen (new kitchen cabinets, new island, sink and taps, new quartz counters and tile backsplash, all new appliances - frig, dishwasher, stove and microwave hoodfan), new baseboards, new LED fixtures, new toilets, new water heater, furnace serviced and ducts cleaned. This beautiful home is designed for a family featuring 4 bedrooms up, main floor living room, dining, laundry, den and family room. The kitchen is totally new and features an island and pantry. The primary bedroom has a walk-in closet and a four piece ensuite with jetted tub, separate shower and a spacious retreat with balcony for some me-time. The double garage is finished with a natural gas heater and the floor freshly painted. No neighbours behind you - just a playground right out your back gate. This home is situated in the desirable Canals community in Airdrie, is vacant and with all the updates just performed it is ready for your immediate possession.