



GRASSROOTS
REALTY GROUP

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165 Canals Circle SW
Airdrie, Alberta

MLS # A2246541



\$670,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, countertop stove, built in oven, built in microwave oven, hood fan, built in dishwasher, washer, dryer, all window coverings, garage door opener (no remotes)

PRICE REDUCED !!! BEAUTIFULLY UPGRADED FROM CORNER TO CORNER....WALK IN AND SAY WOW !! This ready to move into home has been fully updated with high quality components in the last few years, with NEW.....kitchen and bathrooms, luxury vinyl plank flooring on the main and bathrooms, and carpeting on the second level, fireplace, water heater, fixtures, paint...and more ! The large kitchen offers a corner pantry with wood shelving, a farmer sink, good quality appliances and a large island. The travertine rock gas fireplace in the main floor family room is a stunning addition to this open living area. The owner's suite boasts an ensuite with a large shower as well as a soaker tub, and a walk in closet with organizer shelving. A large mudroom entrance area at the entrance to the garage has plenty of room for all the family's boots and coats. A large back yard with a good sized deck and ground level patio are offers lots of space for outdoor enjoyment with family and friends. This is a great opportunity for you to call this **READY TO MOVE INTO** home in the highly desirable Canals neighborhood your **"HOME SWEET HOME"**!