



GRASSROOTS
REALTY GROUP

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372 Canals Crossing SW
Airdrie, Alberta

MLS # A2248071



\$410,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,417 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

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:	Quartz Counters		

Inclusions: N/A

Gorgeous Townhome with Direct Canal Views in the Heart of Airdrie! WATERFRONT LIVING- Experience the ideal balance of elegance, comfort, and a serene natural setting in this thoughtfully crafted home. With its bright, spacious layout and breathtaking canal views, this home is an oasis of modern living. Enjoy the convenience of a single-attached garage and additional visitor parking — perfect for hosting family and friends. Step inside and be welcomed by a BRIGHT and SPACIOUS open-concept main floor, where the gourmet kitchen becomes the heart of your home, offering generous counter space and a perfect layout for cooking and entertaining. The large living room and a sunny dining area provide a seamless flow, perfect for gatherings or cozy evenings. A convenient 2-piece powder room adds functionality to the main level. Upstairs, discover three generously sized bedrooms, including a luxurious PRIMARY SUITE complete with a walk-in closet and a private 4-piece ensuite — your personal sanctuary. Two additional bedrooms and another 4-piece bathroom ensure space and comfort for family members or guests. The outdoor experience is truly unmatched — step out onto your PRIVATE BALCONY and embrace the calming views of the canal, where tranquil waters and colorful sunsets create a perfect setting for morning coffee or evening relaxation. Whether you're watching the ducks glide by or enjoying a peaceful walk along the canal trails, this location offers a serene escape from the everyday. Homes like this are rare to find! Whether you're a first-time buyer, looking for an investment property, or simply craving the lifestyle of living by the water, this townhome offers exceptional value and unparalleled quality of life.

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