



**561 Canals Crossing SW  
Airdrie, Alberta**

**MLS # A2248909**

**\$420,000**



<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Video doorbell / Garage Camera		

If you've been waiting for a townhouse that feels like home from the moment you step inside, this is it. Immaculate, upgraded, and styled to perfection, this 1,170 sq. ft. 2-bedroom, 2.5-bath home stands out from the rest. The main floor's open concept layout is bright and airy, anchored by a designer kitchen with quartz counters, a large island, and quality finishes. Even the flooring and tile have been upgraded, adding style and durability throughout. A welcoming front porch, custom feature walls, and a rear mud room leading to the attached garage add both function and flair. Upstairs, two spacious bedrooms each have direct access to a full bathroom. The primary suite boasts a walk-through closet and private ensuite with an oversized stand-up shower. Convenient upper laundry and thoughtful storage make everyday life easier. The basement is ready for your future plans, while low condo fees and remaining builder's warranty give you peace of mind. Outside, you're steps to walking paths, parks, playgrounds, and the canal, with schools, shopping, and dining nearby. Every detail is done, all that's left is for you to move in and enjoy.