



GRASSROOTS
REALTY GROUP

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384 Canals Crossing SW
Airdrie, Alberta

MLS # A2256307



\$424,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,360 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, Vie		

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

Welcome to this stunning home, designed with style and functionality in mind with A/C Included. The open-concept main living area is filled with natural light from expansive windows and elevated by soaring 9-foot ceilings. A spacious main-floor den offers the flexibility to create a home office, study, or multipurpose room. At the heart of the home, the upgraded kitchen impresses with elegant QUARTZ countertops, a large island ideal for casual dining, and direct access to a private balcony—perfect for enjoying sunny days. With upgraded/custom pick on cabinets. Upstairs, the primary suite provides a generous retreat complete with an ensuite featuring sleek QUARTZ finishes. A second large bedroom and a full bathroom sit across the hall, while a conveniently located laundry closet with a full-size washer and dryer adds everyday practicality. Perfectly combining comfort and convenience, this home is set in an unbeatable location—just steps from coffee shops, a grocery store, and scenic canal-side walking trails.