



GRASSROOTS
REALTY GROUP

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**536 Canals Crossing SW
Airdrie, Alberta**

MLS # A2257313



\$399,000

Division:	Canals		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,357 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Best value in Canals Crossing! This beautifully maintained townhome, offered for the first time by the original owners, is centrally located in the Canals, close to downtown Airdrie, shopping, schools and endless walking paths. Here is your chance to own an immaculate townhome with one of the best locations in the development. Overlooking park and green-space. Built by Slokker Homes, this modern and stylish townhome is flooded with natural light from both the East and West. The ground floor features a spacious office, perfect for working from home. Upstairs, the main living area is open and functional, showcasing 9-foot ceilings, upgraded flooring. This contemporary kitchen features plenty of cupboard space, stainless steel appliances and large island. The upper level offers a comfortable primary bedroom complete with a 3-piece ensuite and dual closets, as well as a second bedroom and a 4-piece main bathroom. The laundry room is conveniently located on this floor as well. This beautiful home offers exceptional value and is sure to sell fast. Book your showing today!