



**GRASSROOTS**  
REALTY GROUP

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**358 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2258611**



**\$395,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Waterfront Townhome with Stunning Canal Views in the Heart of Airdrie Discover the perfect blend of elegance, comfort, and a serene natural setting in this beautifully designed townhome. With bright, open spaces and breathtaking canal views, it offers a true oasis of modern living. A single-attached garage and plenty of visitor parking make hosting family and friends simple and convenient. Inside, a sun-filled open-concept main floor welcomes you with a spacious living room and a dining area that flows seamlessly into the gourmet kitchen. Generous counter space and an efficient layout make cooking and entertaining effortless. A handy two-piece powder room completes the main level. Upstairs, the primary suite is your personal retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom provide comfort and flexibility for family, guests, or a home office. Step outside to your private balcony and take in calming canal views&mdash;ideal for morning coffee, evening sunsets, or simply watching the ducks glide by. Scenic walking trails along the canal invite you to unwind and connect with nature right at your doorstep. Whether you're a first-time buyer, investor, or simply drawn to the ease of waterfront living, this townhome delivers exceptional value and an unmatched lifestyle. Homes like this rarely come to market&mdash;don't miss the chance to make it yours.