



GRASSROOTS
REALTY GROUP

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194 Canals Close SW
Airdrie, Alberta

MLS # A2259378



\$565,000

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,744 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Security System, Shed, Garden Beds

Welcome to this fully finished WALK-OUT basement home that rocks a SUNNY WEST facing backyard, a HEATED attached garage with epoxy floors, a PROFESSIONALLY DESIGNED KITCHEN that shows 10/10 and it comes with an amazing location with one of the best streets in Airdrie on the quiet Canals Close in the Canals across from green space, a playground and the water canals with walking/biking paths. The bright main level layout feels like a luxury show home with an oversized quartz island (with cabinets on both sides!), quartz countertops, stainless steel appliances, stacked white shaker style cupboards to the ceiling, a modern chic backsplash, new light fixtures, a well placed pantry, pot lights, gas fireplace, upgraded luxury vinyl plank flooring, half bath, crown molding and a sunny OPEN CONCEPT layout that seamlessly ties the main floor together to feel like home. Step out to the perfectly manicured west facing backyard that offers some added privacy with the alley access versus backing directly into a "fishbowl" of rear neighbours and the well thought out fully landscaped backyard features custom garden beds, a new shed and a professionally poured new concrete pad including stairs along the side of the home for easy access front the front to rear of the property - these are some major upgrades! The upper level greets you with the well laid out large primary bedroom retreat that easily fits a king sized bed, hosts a spacious walk-in closet and features a 3 piece ensuite bathroom. The 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom which is adjacent to the upstairs laundry and bonus room that is perfect as an exercise space or relaxing after a long day with a good book. The FULLY FINISHED BASEMENT offers a 4th bedroom, another fully finished bathroom that was recently renovated and a well laid out family room

with bright windows that tie the room together perfectly. This home has had some recent major upgrades, it's well loved and it truly is the definition of pride of home ownership. Don't lift a finger because this highly upgraded home with an amazing location is ready for its next owner and this property shows even better in person - come see for yourself!