



GRASSROOTS
REALTY GROUP

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**342 Canals Crossing SW
Airdrie, Alberta**

MLS # A2260810



\$399,888

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,506 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	n/a
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Welcome to this gorgeous upgraded end unit townhome with over 1500 sq ft of quality living space. Main floor very open concept living and dining room. Upgraded kitchen with quartz countertops, center island, and stainless steel appliances. Balcony off the kitchen to enjoy your morning coffee and good for BBQ. 3 spacious bedrooms. 2 1/2 baths. Primary bedroom with it's own 4 piece ensuite and walk in closet. Central air conditioning for those hot summer days. Single attached garage plus an extra driveway parking spot for your convenience. Visitor parking also available in front of the unit. Amazing neighborhood within minutes you will finds of shopping and schools. Immediate possession available. Shows like a show home! Please note the property is virtually staged