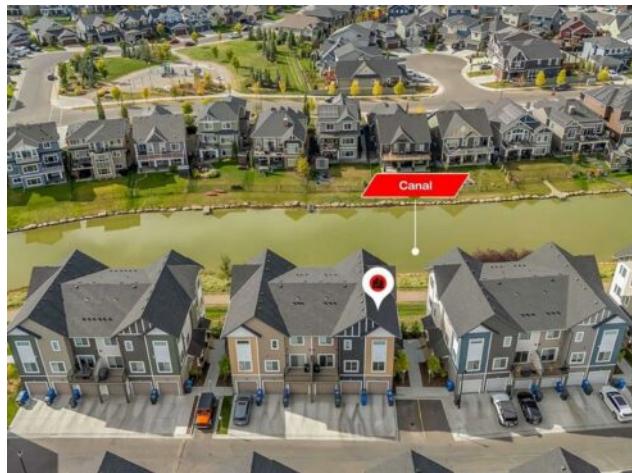




**342 Canals Crossing SW
Airdrie, Alberta**

MLS # A2260810

\$399,888



Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,506 sq.ft.	Age:	2023 (3 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
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 339

LLD: -

Zoning: R5

Utilities: -

Inclusions: n/a

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 its 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 find shopping and schools. Immediate possession available. Shows like a show home! Please note the property is virtually staged