



GRASSROOTS
REALTY GROUP

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214 Canals Boulevard SW
Airdrie, Alberta

MLS # A2267485



\$529,900

Division:	Canals		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,336 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Skylight(s), Storage		

Inclusions: None

Experience the charm of this 2,640 square foot home in Airdrie's Canals by CHECKING OUT THE 3-D TOUR! This well-maintained bi-level home features a family-friendly layout, vaulted ceilings, hardwood floors, and a finished basement. When you first walk into the home, you'll notice a large front entry with tile floors, and a spacious living room with a gas fireplace and enough room to seat the whole family. Up the stairs, you'll find a cozy reading nook that could also be used as a formal dining room, or home office. The kitchen offers style and function with its classic white cabinets and functional working triangle. You'll also find an abundance of natural light, a dining nook, and a patio door leading onto your private back deck. The upper level is where you'll also find three nicely sized bedrooms and one large 4-piece bathroom. The primary suite feels like a true sanctuary with the calming paint colours, skylight, and 3-piece ensuite (complete with a stand-alone shower and skylight). The lower level is built for entertaining with a huge flex room that features architectural coffered ceilings, newer carpeting, newer windows, built-in surround sound speakers, and a gas fireplace. You'll also find a fourth substantial bedroom, a massive storage room, a large laundry room, and a 3-piece bathroom, adding to the charm of this stunning home. Practicality meets convenience with an insulated double attached garage and a nicely sized yard featuring an underground sprinkler system. Conveniently located near schools, playgrounds, walking paths, and parks. With fantastic access to routes in and out of the city, your commute just got easier. This is a rare opportunity to own a beautifully maintained home in an exceptional location. Be sure to CHECK OUT THE 3-D Tour. Don't wait - book your private showing today!

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