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214 Canals Boulevard SW Airdrie, Alberta

MLS # A2267485



\$549,900

Division: Canals Residential/House Type: Style: Bi-Level Size: 1,336 sq.ft. Age: 1998 (27 yrs old) **Beds:** Baths: 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 I

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		

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Inclusions: None

This executive Bi-Level is the definitive choice, delivering over 2,640 square feet of polished, high-end living in Airdrie's most desirable community, The Canals. Step inside the tiled entry and be greeted by spectacular vaulted ceilings that immediately amplify the space, while gleaming hardwood floors and a tranquil palette wrap you in luxury. The magnificent living room invites you to unwind by the cozy fireplace on a chilly evening. The culinary heart of the home is a fresh, bright kitchen that practically glows with natural light, thanks to custom millwork framing the windows. You'll love the airy dining area overlooking the yard, with seamless access to a large, sunny deck. Rounding out the main floor is a flexible den, ready to become your sun-drenched home office or formal dining space. This home boasts three substantial bedrooms on the upper level. Escape to the expansive primary suite, a true sanctuary featuring a 3-piece ensuite with a stand-alone shower and a cheerful skylight. A pristine 4-piece main bathroom caters to the two additional, well-proportioned bedrooms. Descend to the lower level and prepare to be captivated by the architectural sophistication of the coffered ceiling and new carpeting. This massive space is built for entertainment, featuring a huge family room with a Gas fireplace and is professionally wired with surround sound. This level also offers 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 beautifully manicured yard featuring an essential underground sprinkler system. Location is everything! Enjoy the ultimate convenience of this prime central hub, boasting easy walking distance to multiple schools, playgrounds, and parks. With fantastic access 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 iGuide. Don't wait - book your private showing today!				