



GRASSROOTS
REALTY GROUP

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518 Canals Crossing Airdrie, Alberta

MLS # A2277954



\$369,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,286 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: NA

Welcome to life in the Canals! This beautifully upgraded, original-owner home with an attached garage is sure to impress. The main level offers 9-foot ceilings, a convenient two-piece bathroom, and a private home office—ideal for working from home. Added convenience comes from direct access to the attached garage and a second north-facing entrance. The bright, modern kitchen features stainless steel appliances, quartz countertops, ample cabinetry, and a spacious central island with a breakfast bar. The adjoining dining and living areas are filled with natural south facing light from oversized windows, and this level also provides access to a private deck—perfect for BBQs and entertaining. Upstairs, you’ll find two bedrooms with custom blackout blinds and two full bathrooms, including the spacious primary retreat complete with an ensuite and a large closet with custom organizers. A conveniently located laundry area completes this level. Ideally situated in the heart of the Canals, this home is within walking distance to schools (Ralph McCall K–4 and Our Lady of Peace K–9 English and French Immersion), along with dining, shopping, medical offices, and more. Enjoy miles of paved waterfront pathways and year-round activities such as paddle boarding, canoeing, fishing, and winter skating. Experience everything this highly sought-after community has to offer!