



**222 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2289076**



**\$589,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,360 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** Garage Shelf

OPEN HOUSE THIS SATURDAY, MARCH 14TH FROM 1-3 PM! Tucked into the community of the Canals, this gorgeous home is on a quiet, kid-friendly street with very little traffic. Walking inside, you'll be struck by the light pouring through the windows into the expansive open-to-below front room with a 16-foot high ceiling. This is not your typical cookie-cutter home. This home also features a main floor office and a formal dining room. At the back, you'll find a living room with a gas fireplace and a spacious kitchen with a central island. A two-piece powder room and laundry area are also on this level. The backyard faces south-west, which is one of the best exposures you can ask for if you love sunlight. A large deck creates the perfect venue for summer bbq's. Upstairs, you'll discover a large bonus room with a gas fireplace for cozy nights on the couch. The primary suite is spacious and inviting with a walk-in closet as well as a 4-piece bath that includes a corner soaker tub and an oversized shower. Two additional bedrooms and a 4-piece bathroom complete this level. The basement is unfinished but has a separate entry, making it convenient for future development. Walking distance to the canals and walking paths, as well as Ralph McCall and CW Perry.