



GRASSROOTS
REALTY GROUP

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259 Canals Close SW
Airdrie, Alberta

MLS # A2290201



\$769,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	A/C unit, Storage Shed		

Welcome to #259 Canals Close SW in the highly sought-after community of Airdrie — a rare opportunity to own a fully finished home backing directly onto green space in the heart of The Canals. Perfectly positioned on a low-traffic cul-de-sac, this sunny southwest-backing lot offers privacy, open views, and immediate access to the canal pathways and pond just steps from your door. With 4 bedrooms + a main floor den and 3.5 bathrooms, this meticulously maintained home showcases true pride of ownership inside and out. From the moment you arrive, you'll appreciate the upgraded Gemstone soffit lighting, heated garage, and lifetime warranty triple pane windows and doors designed for comfort and efficiency year-round. The bright, open-concept main floor presents beautifully with rich hardwood flooring, granite countertops, a large central island, pantry, and elegant tile work. The kitchen flows seamlessly into the dining and living areas, anchored by a striking stone fireplace feature wall — creating the perfect setting for entertaining or cozy family evenings. A convenient half bath and main floor den (currently used as an office, complete with egress window and suitable as a bedroom) provide flexibility for working from home or hosting guests. Upstairs, the spacious primary retreat offers a walk-in closet and a spa-inspired en suite with dual granite vanities, a deep soaker tub, and separate shower. The bonus room overlooks the backyard and green space — an ideal spot for movie nights or a children's play area. Two additional generous bedrooms are perfectly situated next to a full bath and a large upper-level laundry room for everyday convenience. The fully developed basement expands your living space with a large family/rec room, fourth bedroom, full bathroom, upgraded water softener, and central vacuum system —

ideal for guests, teens, or entertaining. Step outside to a beautifully maintained backyard featuring an exposed aggregate patio and walkway leading directly to the green space beyond. The updated deck and gazebo with privacy wall/wind break make summer BBQs a dream. Unlike many properties, this home isn't tucked into a "fishbowl" — the expansive green space behind provides a rare sense of openness and tranquility that is incredibly hard to find in Airdrie. Located within walking distance to both C.W. Perry School and Ralph McCall School, close to parks, pathways, and amenities, and offering easy access out to Calgary, the location is as exceptional as the home itself. Central air conditioning, blackout bedroom blinds, a full blinds package, heated garage, updated deck, exposed aggregate concrete, and countless thoughtful upgrades throughout — this is a move-in-ready property that truly stands apart. If you've been waiting for a sunny southwest-backing home on green space in The Canals, this is the one. A rare combination of location, layout, and upgrades—this is, without question, the definition of pride of home ownership.