



115 Canals Circle SW
Airdrie, Alberta

MLS # A2296719



\$515,000

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,727 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Oversized, Parking Pad, See Remarks, Single Garage A		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: Window coverings, TV Mounts (2), Nest thermostat, Floating shelves, attached shelving in garage, shed.

****OPEN HOUSE SUNDAY, MARCH 29th 1-3 PM**** Welcome to this immaculate, move-in ready home in the heart of Airdrie's beloved Canals community, perfectly suited for young families and first-time buyers! This beautifully maintained, pet-free home offers over 1,700 sq ft of thoughtfully designed living space with 3 spacious bedrooms, 2 1/2 baths, a main floor office, and a bright upstairs bonus room—ideal for growing families or those working from home. Plus the unfinished basement is ready for your future plans, complete with bathroom rough-ins and space to add a 4th bedroom. At the heart of the home is the renovated dream kitchen—featuring full-height white cabinetry, sleek quartz countertops, a central island, well-designed pantry and cleaning storage, and a convenient side buffet/dry bar for entertaining. The kitchen flows seamlessly into the dining and living areas, where high ceilings and large west-facing windows fill the space with natural light and create a warm, inviting atmosphere. Upstairs, the generously sized primary suite offers a true retreat with a walk-in closet complete with built-in organizers and a 4-piece ensuite featuring a relaxing soaker tub. Two additional bedrooms and the versatile bonus room complete the upper level. You'll love the central air conditioning and contemporary updates throughout, including stylish vinyl plank flooring, upgraded plush carpet, feature walls, and elegant wainscoting that add modern charm and character. Outside, the fenced yard and west-facing tiered deck with accent lighting will be perfect for entertaining or unwinding while taking in stunning prairie sunsets. Parking will be a breeze with an oversized 21' x 13.5' single garage with ample storage room and an extended parking pad so you can park up to three vehicles. Backing onto pathways and

surrounded by canals, water features, playgrounds, and near excellent Rocky View schools, this location offers the ultimate family-friendly lifestyle. Don't miss your opportunity to call it home!