



**47 Canals Close SW
Airdrie, Alberta**

MLS # A2297439



\$874,800

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Heated Garage, Insula		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landsc		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		
Inclusions:	Storage shed		

Beautifully designed and highly functional 7 bedroom, 4 bathroom 2 storey home with over 3400 sf ft of developed living space. Open-concept main floor features 9" ceilings, a bright foyer with built in bench and a walk-in closet, 2 pc powder room, and a gorgeous, spacious kitchen with quartz countertops, large island, and huge pantry. Watch your children play in the park while making dinner. The cozy living room features a gas fireplace, while the spacious dining area opens onto a west facing deck ideal for relaxing and entertaining. A versatile main floor bedroom adds flexibility for guests or a home office. Upstairs you will find a bright and airy bonus room along with four generous bedrooms. The primary bedroom offers a vaulted ceiling, a luxurious 5-piece ensuite with dual sinks, quartz counters and a large walk-in closet. A well designed laundry room comes with cabinetry and counter space. Additional 4 piece bathroom completes the upper level. The fully developed lower level is thoughtfully designed with soundproofed 9' ceilings, core insulated subfloor, CAT 5, large windows, family room, additional 2 bedrooms, office, another 4 pc bathroom, utility room, water softener central air conditioning. The double attached garage is equipped with a radiant tube heater and 240 wiring and ample room for parking and optional for many more. Outside, enjoy the beautifully landscaped yard, with underground sprinkler system, huge deck with pergola and a fully fenced backyard that backs onto a park with playground, walking pathway just 100 yards to canals. Explore over 10 km of scenic pathways, charming bridges, and year-round activities including biking, paddleboarding in the summer or skating in the winter. Ideally located within walking distance to Ralph McCall Elementary School and CW Perry Middle School, both just two blocks away-this home truly offers the perfect

blend of comfort, style and location.