



149 Canals Circle SW
Airdrie, Alberta

MLS # A2302191



\$484,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,587 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Paved, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Easy living starts in The Canals of Airdrie, specifically at 149 Canals Circle. This 3 bedroom, 2.5 bathroom home features a bonus room and a main floor office or flex space, offering the ideal setup for a growing family with the flexibility to work from home. The primary bedroom includes a large walk in closet and it's very own 4-piece ensuite. Two sunny additional bedrooms and another 4-piece bath complete the upper floor. The home also includes an unfinished basement ready for your personal design, along with a single attached garage and additional driveway parking. Step outside to a beautifully landscaped backyard with a deck that connects directly to the community pathways, leading you to the canals and waterways the area is known for. Includes Fresh paint, new hot water tank, washer and dryer, and deck refinishing. Thoughtfully cared for, and clearly loved, this home is move-in ready and waiting for its next chapter. ** OPEN HOUSES: SATURDAY APRIL 18 & SUNDAY APRIL 19 FROM 12-2 PM**