



**440 Canals Boulevard SW
Airdrie, Alberta**

MLS # A2135754



\$869,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,767 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Craving a luxurious, spacious oasis in Airdrie? Look no further than this stunning 2,767 sq. ft. custom-built masterpiece by Westview Builders at 440 Canals Blvd SW. Designed for both comfortable living and grand entertaining, this 3-bedroom, 2.5-bathroom home offers the perfect blend of elegance and functionality. Step inside and be greeted by gleaming hardwood floors that flow throughout the main floor, leading you to a grand open-concept living area. A captivating gas fireplace with stone accents creates a warm and inviting atmosphere, while vaulted ceilings add a touch of grandeur. Prepare gourmet meals in the chef-inspired kitchen featuring granite countertops, professional stainless steel appliances, a walk-through pantry, and a central island with an eating bar – perfect for casual breakfasts or hosting social gatherings. The kitchen also features a beverage fridge, built-in wall oven, and microwave. Unwind on the deck and stone patio, and envision summer barbecues or starlit evenings spent soaking in the fresh Airdrie air. The backyard is fully fenced with a dog run. The main floor also boasts a convenient den/flex room, a 2-piece bathroom, a laundry room, and a mudroom with direct garage access for ultimate practicality. Ascend the stairs to discover a spacious bonus room, three well-sized bedrooms, and a loft area – ideal for a playroom or home office. A full bathroom serves the secondary bedrooms, while the master suite provides a luxurious haven with a walk-in closet and a gorgeous 5-piece ensuite.