



**21 Canals Cove SW**  
**Airdrie, Alberta**

**MLS # A2140359**



**\$770,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,302 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

MASSIVE PRICE ADJUSTMENT. WE CHALLENGE YOU TO FIND BETTER IN AIRDRIE! Welcome to the friendly neighbourhood of Canals in Airdrie! This stunning 6 bedroom 3.5 bath home with 2 bedroom (illegal) basement suite is one you don't want to miss! The home has been impeccably cared for and maintained, showing pride of ownership in every corner. As you walk in the front door, you are greeted with soaring ceilings from the open to below second floor, spectacular designer tile work and a bright front window. The large living room with a stunning mother of pearl seashell tiled gas fireplace leads to your separate arched dining room. Brazilian oak hardwood floors enhance the luxury of the home. Entering the kitchen you will be impressed with the quality of craftsmanship, the separate pantry and cozy breakfast nook with large window overlooking the backyard. The upgraded marble backsplash enhances the designer look. The open flow into the family room makes for a wonderful space to entertain and host. If you want to enjoy the evening air, the large patio off the family room has the perfect touch, with a Trex lifetime warranty and gas hook-up to make outdoor cooking a breeze. Down the hall you will find a great sized office with double doors, guest bathroom and laundry room. Making your way upstairs, you will find four bedrooms thoughtfully laid out. The large primary suite features a well sized walk in closet and 5 piece ensuite with double raised sinks, multifunction shower and beautiful pearl tiled jetted tub for the ultimate relaxation. Moving through the rest of the second floor you have three additional good sized bedrooms, and three-piece bathroom, with a beautifully matching tiled shower. Washrooms have also been upgraded with LVP flooring, and frameless shower stalls with tempered glass. As you make your way to the lower level, you will find a

fully finished 2 bedroom suite, complete with an open plan kitchen, living room and dining room. The multiple windows and walk out to grade make this space bright and open. An additional laundry space and 4 piece bath complete the lower level. Sitting on a beautiful oversized pie lot, this property has the space for all your outdoor activities, room for play structures or trampolines, gardens and entertainment. Greenery surrounds you with blue spruce trees, aspens, fruit trees and other seasonal abundance. Rounding out this homes impressive features is a large double garage, and impressive facade of stonework. Between the spacious pie shaped lot, family friendly cul-de-sac and pristine pride of ownership, this property is the Diamond you have been waiting for! If you are looking for the perfect move in ready family home, this one is not to be missed! Call your realtor and book your showing today!