



GRASSROOTS
REALTY GROUP

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166 Canals Circle SW
Airdrie, Alberta

MLS # A2143520



\$685,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, No Neighbours Behind, Landscap		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade

Exterior: Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

This nicely laid out, bright 2200-sq-ft home on a corner lot in the Canals district of Airdrie features a private walk-up entrance to the basement that is already framed and plumbed for a good-sized 2-bedroom suite -- with egress windows; the bathtub is already set in. The spacious 1050 sq ft main floor with 9-ft high ceiling offers an invaluable 11 X 9 ft office/room with a door and window, an ample-sized foyer, and the beloved walk-thru pantry from the attached garage to the kitchen. This kitchen shows off granite countertops and newer stylish stainless-steel appliances including a SXS fridge with water dispenser; all lighting was also recently replaced. Upstairs is a large 17 X 13 ft bonus room and 15 X 13'6" master bedroom with walk-in closet and full ensuite including a private WC, jetted tub plus spacious shower. FYI. The shingles were replaced 2 years ago as was the high-efficiency furnace and hot water tank. Located on a traditional, large lot just off 8th St on the west side of town, this home is near all services including shopping and walking distance to schools. Get ready to enjoy ample living space, and finish the basement suite for revenue generation. Come on by and have a look:-)