



**294 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2146945**



**\$675,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

Welcome to 294 Canals Circle SW in Airdrie, AB, where modern updates and meticulous care redefine pride of ownership. This charming bungalow, located on a corner lot, offers just under 2200 sq. ft. of developed living space, featuring updated details such as new paint, carpet, electrical, and baseboards throughout. The living room boasts a bright and airy ambiance with vaulted ceilings, a cozy gas fireplace, and newly added pot lights that beautifully illuminate the space. The spacious kitchen showcases gleaming stainless steel appliances, an island for culinary enthusiasts, and a convenient pantry. The dining area overlooks the serene backyard. The main floor is designed for comfort and convenience, featuring a primary bedroom with a walk-in closet and a pristine 4-piece ensuite. Two additional generously sized bedrooms cater to children or guests, and a 4-piece bath completes the main floor. Downstairs, discover a thoughtfully finished basement offering versatility and space that’s sound-insulated for peace and privacy. The oversized fourth bedroom and closet, along with the separate den, provide a quiet workspace for remote professionals, ensuring both productivity and relaxation. Enjoy family movie nights in the cozy media area with built-in cabinets, or create a play zone for young ones. A newly renovated three-piece bathroom with an oversized shower adds to the basement’s appeal. Practical amenities include a spacious laundry room with a built-in sink and storage, and a roughed-in vacu-flow system. Entertain effortlessly outdoors on the expansive wood deck, perfect for summer BBQs, all while enjoying the maturely landscaped yard, irrigated lawn, and picturesque setting year-round. A handy shed provides extra storage for outdoor essentials. As its name suggests, the community has many canals running throughout the neighbourhood and offers

gorgeous scenery and parks. The Canals community has a family-friendly atmosphere, featuring exceptional pathways and offering easy access to recreational activities, shopping, restaurants, transit, downtown Airdrie, and the international airport to further enhance its appeal. Don't miss the opportunity to make this meticulously maintained home yours. Schedule your private showing today and experience the perfect blend of comfort, style, and functionality at 294 Canals Circle SW.