



122 Canals Close SW
Airdrie, Alberta

MLS # A2170415



\$870,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,045 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV mount, attached shelving

Behold this stunning air-conditioned WALKOUT home with the most beautiful views of the largest pond on the west side of Airdrie. Located on a quiet street, and sitting on a mature lot with many trees, this is without a doubt, the perfect setting for a family home. Walking inside, you'll appreciate the large windows that let the sun pour in throughout the main level. The large living room boasts a cozy gas fireplace with a stone hearth. The gorgeous executive kitchen has a spacious central island, full-height cabinetry, and a walk-through pantry. Off the open dining space is a door that leads out to the large walkout deck, and expansive south views of the water. A mudroom and a 2 piece bath round out the main level. Upstairs, a vaulted bonus room is perfect for family movie nights. The primary suite is at the back of the home to capitalize on the scenery outside. The 5-piece ensuite includes dual sinks, a soaker tub, and a separate tiled shower. Two additional bedrooms, a 4 piece bath, and an upper laundry room complete the second level. The lower walkout level has a 9-foot ceiling, rough in for a future bath, and large windows that look out onto the backyard. The yard has been meticulously maintained and features a stone patio with a fire pit, large trees, and a gate that leads out to a walking path. This is where the kids will make memories; learning to ride their bikes in the Spring and skating on the frozen pond in the winter. Fantastic location, walking distance to two elementary schools (OLQP & Ralph McCall) as well as a middle school (CW Perry).