



**62 Canals Circle SW
Airdrie, Alberta**

MLS # A2186711



\$629,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,739 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Paved		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: refrigerator, electric stove, washer, dryer

THE CANALS. 2 STOREY, 3BDRMS, 2.5 BATH, BONUS ROOM UP, WALKOUT ILLEGAL BASEMENT SUITE, RENOVATED WITH PAVED EXTRA PARKING BESIDE THE HOUSE. Look no further for your family home. This is the most amazing area in SW Airdrie, 20 minutes from Calgary, and an easy commute to Calgary. Move-in Ready: This home has undergone many renovations. New paint, new blinds, updated kitchen, SS appliances with large double-door refrigerator. Walk-in Pantry, kitchen island, huge big windows with plenty of natural light. There's laundry on the main floor for the upper floor's use, hardwood and tile floors, and a cozy gas fireplace in the living room with a ceiling fan. Walk out to the large deck with stairs down to the fenced backyard below and enjoy summer bbq's. It'll fit a couch and table set. Upstairs, there's a huge bonus room with a Vaulted ceiling and a primary bdrm that's large enough for your king-size furniture. Walk-in closet and 4-piece ensuite. Finishing off the upstairs are 2 more good-sized bedrooms and a 4-piece bath with a cheater ensuite to one of the bedrooms with a walk-in closet. Down is an ILLEGAL 1 BDRM SUITE, WALK OUT BASEMENT WITH SEPARATE ENTRANCE. This suite is super clean and renovated with luxury vinyl plank flooring, galley kitchen with shaker cabinets, and a window. The bdrm is ex-large with 2 large windows, and the living room is bright with natural light and a sliding glass door out to the patio. There's a laundry and extra separate hot water tank for this illegal suite and storage. The siding, eaves and roof were all redone in 2016. This is an amazing neighborhood with walking paths, shopping and schools close by, and the Canals. Don't miss this affordable opportunity to own in this sought after community.