



GRASSROOTS
REALTY GROUP

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1 Canals Cove SW Airdrie, Alberta

MLS # A2187464



\$780,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,417 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Located in a quiet and safe cul-de-sac with friendly neighbors, this spacious home offers over 3,400+ sqft of living space, including a finished (illegal) walkout basement suite with 2 bedrooms, a full bathroom, and a large living area with a fireplace. The main level features an open floor plan with hardwood floors, a large kitchen with a raised breakfast bar and stainless steel appliances, a cozy family room with a fireplace, and a huge Deck with stairs to the backyard and BBQ hook up.. Upstairs, you'll find 3 large bedrooms, 2 bathrooms, and a versatile bonus room. Large windows throughout fill the home with natural light . Lovingly maintained and close to parks and green spaces, this home is perfect for families —schedule a viewing today!