



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

272 Canals Crossing SW
Airdrie, Alberta

MLS # A2198880



\$449,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	689 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	n/a		

Builder total area was 1400 sqft approximatelyNestled alongside enchanting canals, introducing a stunning walkout West backing bungalow with 3 bedrooms, 2 full bathrooms, centralized air-conditioning, spanning over 1400 square feet of living space, featuring front Single garage (Oversize), extra storage, premium finishes, fully developed basement with 2 bedrooms, this home effortlessly blends modern sophistication with a tranquil waterside ambiance. Upon entry, you're greeted by a spacious primary bedroom designed as a private retreat, while the main level unfolds with an open-concept layout seamlessly connecting living areas. The kitchen, adorned with stainless steel appliances with GAS stove and quartz countertops, exudes both functionality and elegance. Step onto the deck, let the day's worries dissipate as you absorb the captivating canal views. Abundant windows flood the space with natural light, enhancing the contemporary design and fostering an airy atmosphere. Descending to the walkout level, two additional bedrooms and a cozy living room await, providing ample space for guests or family members. Embracing indoor-outdoor living, this level opens up to the scenic canals, blurring the boundaries between indoors and outdoors. Adding to its allure, the townhome features a single attached garage for secure parking and extra storage. With a low condo fee, the community ensures a low-maintenance lifestyle, allowing you to focus on enjoying the beauty and tranquility of your surroundings.