



**GRASSROOTS**  
REALTY GROUP

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**476 Canals Crossing SW  
Airdrie, Alberta**

**MLS # A2206098**



**\$439,900**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Canals                            |               |                  |
| <b>Type:</b>     | Residential/Other                 |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                |               |                  |
| <b>Size:</b>     | 1,459 sq.ft.                      | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Insulated, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                         |               |                  |
| <b>Lot Feat:</b> | Conservation                      |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 353 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R5     |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this beautiful End Unit townhouse built by Slokker Homes, located in the heart of Airdrie with a low condo fee! This three-level home features 3 bedrooms, a spacious office, and 2.5 bathrooms. The main floor offers a welcoming office space and a convenient 2-piece bath. The second floor boasts 9-ft ceilings and an open, bright layout. The dining area seamlessly connects to the living room and kitchen, which has been upgraded with stainless steel appliances, a gas stove, quartz countertops, ample cabinetry, and a kitchen island—perfect for cooking and entertaining. Upstairs, you’ll find a master bedroom with a 3-piece ensuite bathroom and two closets. Additionally, there are two more bedrooms, a 4-piece bathroom, and a convenient laundry room. Outside, enjoy your fenced front yard, and benefit from the attached garage with a driveway that accommodates a second parking space for you and your guests. With walking distance to coffee shops, grocery stores, and scenic trails along the canals, this home offers both convenience and charm. Don't miss the 3D tour for an up-close look!