



**GRASSROOTS**  
REALTY GROUP

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**282 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2208502**



**\$430,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<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>	Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan		

**Inclusions:** N/A

Step into this meticulously crafted end-unit townhouse by Slokker Homes, where modern sophistication seamlessly blends with functional design. Boasting 3 bedrooms, 2.5 bathrooms, and over 1,500 sq. ft. of thoughtfully laid-out space, this home offers both comfort and style. With a single attached garage and additional driveway parking, convenience is key. Ideally located in a desirable neighborhood with scenic views of the Canal, this home radiates warmth and elegance. The open-concept main floor is perfect for entertaining, featuring 10-foot ceilings, wide-plank vinyl flooring, and abundant natural light streaming through large windows. The contemporary kitchen is a chef's dream, equipped with sleek white cabinetry, striking quartz countertops, high-end stainless steel appliances, and a spacious central island with ample seating—ideal for both meal prep and casual gatherings. Upstairs, the expansive primary bedroom serves as a private retreat, complete with a luxurious 4-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms, a 4-piece bathroom, and a conveniently located laundry room round out the upper level. Enjoy the ease of low-maintenance living in a prime location, with easy access to top-tier amenities, schools, shopping, and playgrounds, all while being just a 15-minute drive from Calgary. This exceptional property offers the perfect blend of style and convenience—book your private showing today!