

**74 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2136725**



**\$669,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

Great family home with 2,432 Square feet of functional living space located step away from playground, and walking distance to schools, Shoppers Drug Mart, commercial areas and other local amenities and conveniences. Main floor offering laundry room , 1/2 Bathroom, large living room, kitchen, pantry, electric fire place, entrance to the deck , 4 Bedrooms up , master bedroom with 4 pieces ensuite bathroom, 3 more generous in size bedrooms, other 4 pieces bathroom, walk-in closet and more. down stairs fully developed walk-out basement with living room , huge bedroom, full bathroom, computer room, mechanical room. The R2 zoning and the side entrance is a PERFECT opportunity for a mortgage helper legal suite. High efficiency furnace air-conditioning 2019, hot water tank 2018, central vacuum, new patio, play ground, kitchen cabinet 2019 and many up-upgrades. call your realtor and book a showing, possession is Flexible, seller is motivated.