

**122 Canals Close SW**  
**Airdrie, Alberta**

**MLS # A2170415**



**\$870,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** TV mount, attached shelving

Behold this stunning air-conditioned WALKOUT home with the most beautiful views of the largest pond on the west side of Airdrie. Located on a quiet street, and sitting on a mature lot with many trees, this is without a doubt, the perfect setting for a family home. Walking inside, you'll appreciate the large windows that let the sun pour in throughout the main level. The large living room boasts a cozy gas fireplace with a stone hearth. The gorgeous executive kitchen has a spacious central island, full-height cabinetry, and a walk-through pantry. Off the open dining space is a door that leads out to the large walkout deck, and expansive south views of the water. A mudroom and a 2 piece bath round out the main level. Upstairs, a vaulted bonus room is perfect for family movie nights. The primary suite is at the back of the home to capitalize on the scenery outside. The 5-piece ensuite includes dual sinks, a soaker tub, and a separate tiled shower. Two additional bedrooms, a 4 piece bath, and an upper laundry room complete the second level. The lower walkout level has a 9-foot ceiling, rough in for a future bath, and large windows that look out onto the backyard. The yard has been meticulously maintained and features a stone patio with a fire pit, large trees, and a gate that leads out to a walking path. This is where the kids will make memories; learning to ride their bikes in the Spring and skating on the frozen pond in the winter. Fantastic location, walking distance to two elementary schools (OLQP & Ralph McCall) as well as a middle school (CW Perry).