

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

**MLS # A2177346**



**\$619,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 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, 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>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to a beautiful 4 BEDROOM UPDATED 2 storey home with CENTRAL AIR COOLING located in the fantastic family oriented community of Canals, in the heart of Airdrie! This gorgeous home with a FULLY FINISHED WALKOUT BASEMENT has been immaculately kept and upgraded over the years. The main floor offers a large living room, kitchen with a dining area, laundry and a 2 PC bathroom. The second floor comes with 4 BEDROOMS...The master bedroom is large and has its own ENSUITE bathroom and a walk-in closet; 2 more bedrooms are good size and the 4th bedroom is MASSIVE(!)...it can be easily converted into a bonus room. The WALKOUT BASEMENT IS FULLY FINISHED and offers a large living room with access to a beautiful covered patio, a huge bedroom, a den and a full bathroom. The backyard is massive and comes with a children's playground. Here is the list of the upgrades that were done in the recent years: Kitchen cabinets updated in 2023, High Efficiency Furnace and CENTRAL AIR CONDITIONER(2019), Hot Water Tank(2019), BRAND NEW Luxury Vinyl Flooring on all 3 levels(2024). Make an appointment come see this gorgeous home NOW!  
\*\*\*Perfect for families\*\*\*