

## 272 Canals Crossing SW Airdrie, Alberta

**MLS # A2198880**



**\$449,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	689 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	n/a		

\*\*\*Builder total area was 1400 sqft approximately\*\*\*Nestled alongside enchanting canals, introducing a stunning walkout West backing bungalow with 3 bedrooms, 2 full bathrooms, centralized air-conditioning, spanning over 1400 square feet of living space, featuring front Single garage (Oversize), extra storage, premium finishes, fully developed basement with 2 bedrooms, this home effortlessly blends modern sophistication with a tranquil waterside ambiance. Upon entry, you're greeted by a spacious primary bedroom designed as a private retreat, while the main level unfolds with an open-concept layout seamlessly connecting living areas. The kitchen, adorned with stainless steel appliances with GAS stove and quartz countertops, exudes both functionality and elegance. Step onto the deck, let the day's worries dissipate as you absorb the captivating canal views. Abundant windows flood the space with natural light, enhancing the contemporary design and fostering an airy atmosphere. Descending to the walkout level, two additional bedrooms and a cozy living room await, providing ample space for guests or family members. Embracing indoor-outdoor living, this level opens up to the scenic canals, blurring the boundaries between indoors and outdoors. Adding to its allure, the townhome features a single attached garage for secure parking and extra storage. With a low condo fee, the community ensures a low-maintenance lifestyle, allowing you to focus on enjoying the beauty and tranquility of your surroundings.