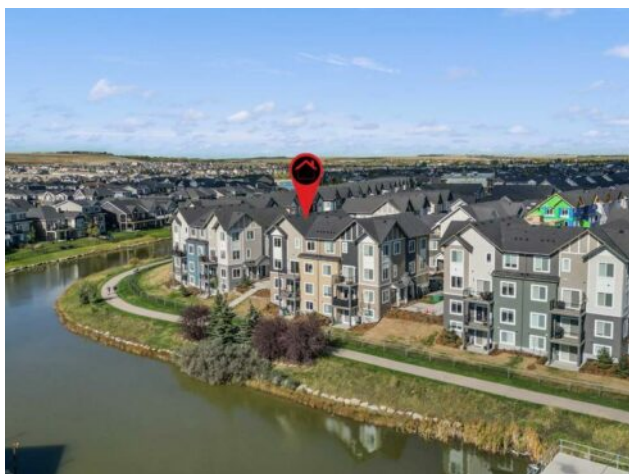


380 CANALS Crossing SW Airdrie, Alberta

MLS # A2168069



\$419,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	694 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Garage		
Lot Size:	-		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stone, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: A/C Unit, Blinds, Draperies, Garage Door Opener with 1 Remote Control

WELCOME to your DREAM HOME in this AIR-CONDITIONED 1316 Sq Ft Developed Space END-UNIT BUNGALOW Townhouse boasting 3 Bedrooms facing the STUNNING VIEWS of the Canal, 2 Bathrooms, a Single Car Garage incl/Driveway for Extra parking, a WALK-OUT Basement on a QUIET street in the Community of CANALS in Airdrie!!! Discover the perfect blend of COMFORT, + ELEGANCE as you're greeted by a Covered Porch that leads to a BRIGHT OPEN-CONCEPT Layout w/NEUTRAL Tones featuring 9' ceilings. It is PERFECT for ENTERTAINING w/Living Room that flows seamlessly into the Dining area for those COZY meals around the table w/LOVED Ones sharing LAUGHTER, + provides access to a LOVELY 9'10" x 6'1" Deck—ideal for ENJOYING your morning coffee or sunsets overlooking the canal. The "Heart of the HOME" is the SLEEK Kitchen, showcasing WHITE Cabinetry, SS Appliances, + QUARTZ Countertops. The Kitchen ISLAND doubles as a BREAKFAST BAR for quick meals, while a pantry area around the corner offers additional storage. A convenient entry from the garage ensures easy access when bringing in groceries. The main floor also features a SPACIOUS Primary Bedroom incl/Cheater door to a 4-pc bathroom, w/ Tub for those days you need to RELAX after a long day. Venture downstairs to the WALK-OUT Basement where the laundry room, a 2nd Bedroom which can also be a HOME OFFICE, + the Utility Room lead to a 14'2" x 3'4" STORAGE ROOM, making ORGANIZATION a BREEZE. The Family Room has AMPLE NATURAL LIGHT through Sliding doors that lead directly to the outdoor patio. Enjoy Movie nights or LIVELY Games in this VERSATILE space. It isn't just a room; it's a place where MEMORIES are made. The THOUGHTFUL DESIGN ensures that every

moment spent here will be CHERISHED. Outside you can see the GREEN SPACE, offering a SERENE OUTDOOR RETREAT that will CAPTIVATE you. A 3rd Bedroom has a WALK-IN Closet for a TEENAGER or a GUEST. An additional 4-piece bathroom—perfect for PRIVACY to prepare for the day whether a shower or soak in the tub. You are just steps away from the WATER, where you can enjoy Kayaking, SCENIC View Walks, + local Coffee Shops, Schools, + Shopping. This CHARMING NEIGHBORHOOD offers a blend of TRANQUILITY, + ACCESSIBILITY. Transit, Bike Paths, + Easy to get to Yankee Valley Blvd/the QE2. Don't miss your chance to make this your FOREVER HOME! Schedule your PRIVATE showing TODAY!!!