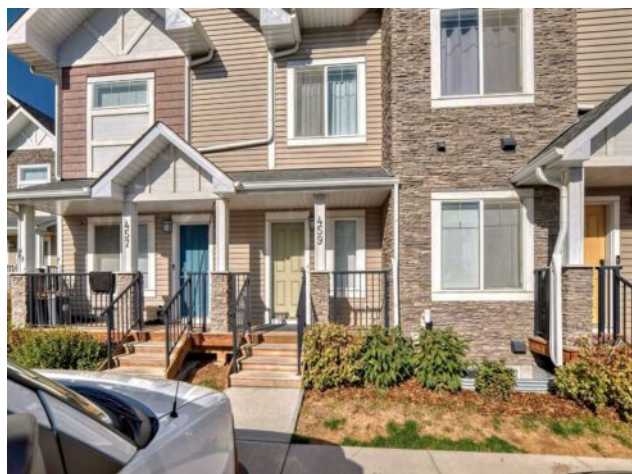


## 459 Canals Crossing SW Airdrie, Alberta

MLS # A2171051



# \$435,000

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 254
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

**\*\*Welcome to Your Dream Townhouse! \*\*** Discover this stunning, fully upgraded 3 bedroom, 3.5 bath townhouse with an attached garage in the family-friendly community of The Canals. With over 1500 SF of thoughtfully designed living space, this home features elegant flooring and soaring ceilings, creating a bright and inviting atmosphere perfect for entertaining or relaxing. **\*\*Key Features:\*\***  
**\*\*Gourmet Kitchen:\*\*** Enjoy elegant quartz countertops, stainless steel appliances, Modern style cabinetry, custom backsplash.  
**\*\*Bright Living Area:\*\*** The spacious living room boasts large windows that flood the space with natural light.  
**\*\*Convenient Layout:\*\*** The main floor includes a 2-piece powder room and direct access to your attached garage. **\*\*Upstairs Comfort:\*\*** Retreat to two large bedrooms, including a primary suite with a spacious walk-in closet and a luxurious 4-piece ensuite with a tub/shower combo. The second bedroom has its own 4-piece bathroom, and a handy laundry area is just outside the bedrooms.  
**\*\*Finished Lower Level:\*\*** The builder-finished basement offers a large family room, a third bedroom, a full 4-piece bathroom, and extra storage. **\*\*Prime Location:\*\*** Enjoy easy access to schools, parks, and amenities like Tims, car wash, grocery, golf.  
**\*\*Affordable Living:\*\*** With low condo fees this townhouse is an attractive option for any buyer. Don't miss your chance to call this gorgeous townhouse home! Book your viewing today!