

## 58 Canals Close SW Airdrie, Alberta

MLS # A2224439



# \$899,900

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,502 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Street Lighting, Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to Your Dream Home in the Heart of The Canals & Airdrie's Premier Neighbourhood! Step into 2,502 sq. ft. of beautifully designed living space on two levels, situated on a spacious lot that offers both comfort and room to grow. Meticulously maintained by the original owners, this stunning home showcases pride of ownership throughout. The main floor welcomes you with a bright and open living area, anchored by a cozy gas fireplace and large windows that flood the space with natural light. The chef-inspired kitchen features a walk-through pantry with convenient access from the garage/mudroom & perfect for seamless grocery drop-offs. Upstairs, a vaulted-ceiling bonus room with expansive windows creates the ideal family hangout or entertainment space. The primary suite offers a peaceful retreat with a luxurious 5-piece ensuite, while three additional generously sized bedrooms and a full bath complete the upper level. The fully finished basement boasts an enormous recreation room, a fifth bedroom, and a full bathroom & providing versatile space for guests, teens, or extended family. Additional highlights include: Double heated garage with epoxy flooring & clean, durable, and perfect for all seasons Large lot in a quiet, family-friendly location Original owners & lovingly cared for and move-in ready Don't miss your chance to own this exceptional home in one of Airdrie's most sought-after communities!