

\$675,000 - 94 Canals Circle Sw, Airdrie

MLS® #A2081213

\$675,000

6 Bedroom, 4.00 Bathroom, 2,328 sqft

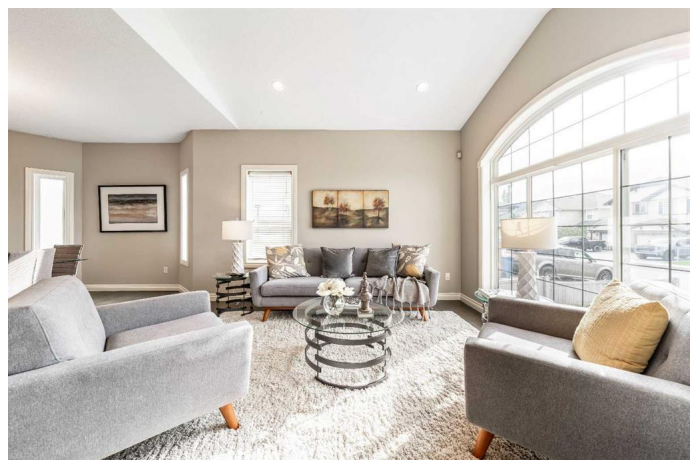
Residential on 0.12 Acres

Canals, Airdrie, Alberta

****BACK ON MARKET due to financing**.**

****ON A WHOLE DIFFERENT LEVEL****

Welcome Home! This Beautifully RENOVATED & Fully DEVELOPED 6 BEDROOM WALK-OUT is nestled on an Oversized LOT fronting the PARK in the Family Friendly & Prestigious Community of Canals! Boasting 3600ft over 3 levels, this WONDERFUL FAMILY HOME showcases a BRIGHT & INVITING Entrance w/ Grand Vaulted Ceilings & Centerpiece Staircase, BRAND NEW HARDWOOD flooring, FRESH PAINT, NEW LED Lighting throughout & an abundance of NATURAL LIGHT compliments of the large WINDOWS, all adding to the Expansive Layout of the home. The main floor is the HEART OF THE HOME, showcasing a Lovely Open Concept Formal Dining & Living Room w/ VAULTED Ceilings & a Sunny West Facing Picturesque Window overlooking the PARK - the IDEAL spot for ENTERTAINING Friends & Family! The classic CHEF'S KITCHEN features plenty of CABINETRY & Counterspace, STAINLESS STEEL Appliances, Walk-in Pantry PLUS a Breakfast nook offering an additional space for the family to gather at meal time & direct access to the East facing Deck.. Ahhh warm morning coffee in the sunshine! Just off the Kitchen is a lovely Family Room w/ Large WINDOWS & Cozy GAS FIREPLACE overlooking the Manicured Backyard, the LAUNDRY/MUDROOM w/ Extra Storage & a 2 Pc Powder Room conveniently tucked away from the main living areas!



Heading upstairs, the BRIGHT Open Staircase leads you to the Huge BEAUTIFUL Master Suite w/ Separate Sitting area, Large WALK-IN CLOSET & Full Private ENSUITE complete w/ WALK-IN Shower & JETTED CORNER TUB! Rounding off this level are 3 MORE generously sized BEDROOMS & another 4pc Main Bathroom. The FULLY DEVELOPED WALK-OUT Basement features a Large GAMES/REC ROOM & additional FAMILY/THEATRE ROOM - the perfect spot for movie nights w/ the Family or having everyone over for the big game! Additionally youâ€™ll find your 5th & 6th BEDROOMS & another 4pc Bathroom w/ plenty of extra space for STORAGE. Step right outside into your Fully FENCED & nicely LANDSCAPED Backyard w/ mature trees, or head out front & enjoy a peaceful cup of coffee & visit w/ friends on the stamped concrete sitting area in your WEST Facing front yard overlooking the Park! Recent RENOVATIONS include FRESH PAINT THROUGHOUT (including walls, doors & trim), NEW CARPET, NEW HARDWOOD Flooring & NEW LED Lighting! Perfectly situated close to the CANAL where you can enjoy kayaking, paddle boarding & more on the warm summer days or Hockey, Skating & Fire Pits on the chilly ones & just steps to GREENSPACE, Parks & Playgrounds, GREAT SCHOOLS, Restaurants, Shopping & so much MORE! Simply MOVE IN & start making new memories w/ your Family in this GORGEOUS TURN-KEY Home!

Built in 2005

Essential Information

MLS® #	A2081213
Price	\$675,000
Sold Price	\$670,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,328
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	94 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	November 17th, 2023
Days on Market	49
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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