

\$980,000 - 150 Canals Close Sw, Airdrie

MLS® #A2089238

\$980,000

5 Bedroom, 4.00 Bathroom, 2,613 sqft
Residential on 0.13 Acres

Canals, Airdrie, Alberta

Welcome to 150 Canals Close! This EXECUTIVE HOME backs South onto a beautiful PATH system & POND! Properties like this hardly come to market! This 2-STOREY WALKOUT has 3536.93 sq/ft of developed living space! This FAMILY HOME includes 4 BEDS UP and BONUS ROOM + MAIN FLOOR HOME OFFICE + FULLY DEVELOPED BASEMENT. Loads of NATURAL LIGHT throughout! First impression, you'll notice the EXPOSED AGGREGATE DRIVEWAY leading you to the OVERSIZED DBL ATTACHED GARAGE (23' 5" x 22' 10"). Enter the large foyer and soaring 9' CEILINGS and 8' INTERIOR DOORS doors make a statement! This is the Kitchen of your dreams with custom white cabinets, built-in s/s appliances, Induction cook top, granite counters, crown molding, walk-through pantry & a MASSIVE Island to enjoy those cozy nights with your family or entertaining guests! Exit the DOUBLE PATIO SLIDERS to the most GORGEOUS OUTDOOR, HEATED COVERED DECK you will find - complete with GAS FIREPLACE, HEATERS, SKYLIGHTS and BUILD IN BBQ station. Sit down, relax and enjoy all the VIEWS Airdrie has to offer! Upstairs you'll find a HUGE VAULTED BONUS ROOM, the PRIMARY SUITE with POND VIEWS, SPA-LIKE 5pcs ENSUITE with steam shower, deep soaker tub, his/hers vanities, access to the UPPER LEVEL LAUNDRY & spacious WALK-IN-CLOSET. 3 more bedrooms & 4pcs bathroom complete



150 Canals Close SW, Airdrie AB, 10.23.2023
Main 1,855.92 sq.ft/ 106.31 m2
Upper 1,447.01 sq.ft/ 134.43 m2
RMS Area 2,612.93 sq.ft/ 242.74 m2
Basement 1,024.00 sq.ft/ 95.13 m2
Total 3,636.93 sq.ft/ 337.87 m2



this level. The downstairs WALKOUT is recently completed (with permits) including a WET BAR, large REC SPACE, 5th BEDROOM & BATHROOM. 2 more sliding patio doors take you outside the the STAMPED CONCRETE PATIO and PROFESSIONALLY LANDSCAPED YARD. Other details to note, NEW PAINT throughout, NEW FRIDGE, NEW WASHER/DRYER, NEW STEAM SHOWER in Primary Suite & NEW HOT WATER TANK. Don't forget about the A/C & IRRIGATION & HOT water tap outside! Lovely BARN WOOD & Natural Stone accents elevate this home from others! Walk to parks, schools & other amenities with ease. This home is a MUST SEE!

Built in 2014

Essential Information

MLS® #	A2089238
Price	\$980,000
Sold Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,613
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	150 Canals Close Sw
Subdivision	Canals
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 0S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Outside, See Remarks
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Built-in Barbecue
Lot Description	Creek/River/Stream/Pond, Interior Lot, No Neighbours Behind, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	December 8th, 2023
Days on Market	42
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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