

\$734,900 - 22 Canals Circle, Airdrie

MLS® #A2110733

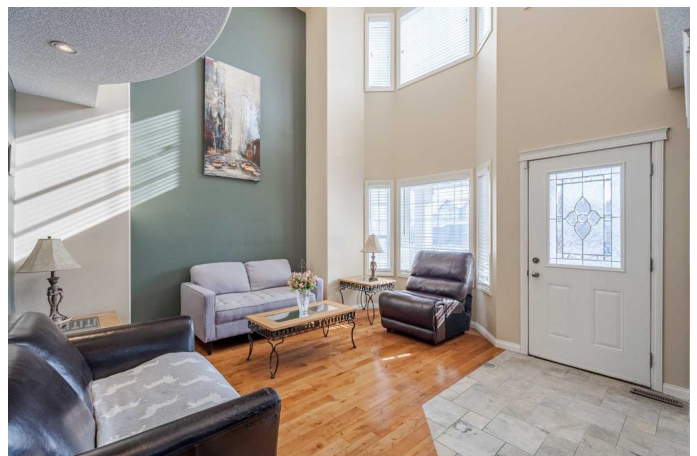
\$734,900

5 Bedroom, 4.00 Bathroom, 2,378 sqft

Residential on 0.15 Acres

Canals, Airdrie, Alberta

Located on a HUGE lot in the wonderful community of The Canals, this Stunning 2 storey home is looking for new owners! With a total of 5 bedrooms, 3.5 bathrooms, a fully finished basement with it's own kitchen and a large yard, this home is sure to check off quite a few of your home shopping boxes! The main floor features a sunny front living room with sky high ceilings, a designated dining area, spacious den/office, main floor laundry, a 2 piece bathroom and an open kitchen/living room! The upper level has a roomy front Bonus Room (featured as a bedroom in the photos), a 4 piece bathroom and 3 bedrooms including the generous Primary bedroom with a large walk in closet and a full 4 piece bathroom including a jetted tub and stand up shower! The basement has been thoughtfully developed with a cozy living room with it's own gas fireplace, convenient kitchen, a 4 piece bathroom and 2 good sized bedrooms! There is a separate side entrance for the basement, making it a great option for a generational home or as an illegal suite! Parking is definitely not lacking here - the over sized driveway has room for 3 vehicles outside, and 2 vehicles will fit comfortably in the heated garage! If you enjoy gardening and spending summer days outside, you will LOVE this backyard! Raised flower beds, upper and lower decks and plenty of storage in the sheds, this yard is truly dreamy! The Canals is one of Airdrie's most sought after communities - with it's beautiful pathways and convenient access to many



amenities including coffee shops, restaurants, grocery stores, golf course and schools, this house will quickly become your families favorite home!

Built in 2004

Essential Information

MLS® #	A2110733
Price	\$734,900
Sold Price	\$700,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,378
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Canals Circle
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N8

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)
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Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	April 11th, 2024
Days on Market	42
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA Realty
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