

\$444,900 - 326 Canals Crossing Sw, Airdrie

MLS® #A2121330

\$444,900

3 Bedroom, 2.00 Bathroom, 675 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Presenting an exquisite walkout bungalow offering 1350+ Sq. Ft. of Living Space, this residence seamlessly combines contemporary elegance with a serene waterside setting.

Situated along enchanting canals, this home provides an unparalleled retreat, offering both the luxury of a walkout level and the convenience of centralized air-conditioning throughout, ensuring a pleasant atmosphere year-round. Upon entering the main level, discover a spacious primary bedroom with modern comforts, designed as a private haven. The heart of the home unfolds on this level, featuring an open-concept layout that seamlessly connects living spaces. The well-appointed kitchen boasts stainless steel appliances, infusing both functionality and sophistication. Quartz countertops grace the kitchen, elevating the culinary space with refined luxury. Ample windows adorn the main level, inviting abundant natural light accentuating the contemporary design and creating an airy, uplifting atmosphere. Beyond the main level, the walkout level has two additional bedrooms, ideal for accommodating family or guests. A cozy living room on this level provides a perfect space for relaxation or entertainment. Completing the walkout level, a full washroom ensures convenience for residents and guests. Embracing the concept of indoor-outdoor living, the walkout level opens up to picturesque canals, creating a seamless transition between the interior and the captivating outdoor surroundings. Imagine



waking up to tranquil water views or enjoying the soothing sounds of nature in the evening. The attached garage further enhances convenience, providing secure parking with direct access to the home. With its modern design, thoughtful layout, premium finishes, inclusion of centralized air-conditioning, and ample windows bringing in natural light, this walkout bungalow offers a perfect blend of sophistication, comfort, and functionality. Whether enjoying panoramic views from the main level or relishing the tranquillity from the walkout patio, this residence promises a lifestyle that seamlessly integrates luxury, nature, and optimal comfort. Step outside onto the patio and feel the day's stress melt away as you take in the stunning views of the canals. The calming presence of the water encourages a sense of mindfulness and connection, making this townhouse not just a home but a retreat from the hustle and bustle of everyday life. This outdoor space offers a canvas for relaxation and contemplation, where you can bask in the beauty of your surroundings and unwind in the fresh air. Adding to its appeal, this townhome boasts the convenience of a single attached garage, ensuring secure parking and additional storage space. The low condo fee is a testament to the community's dedication to providing a low-maintenance living.

Built in 2023

Essential Information

MLS® #	A2121330
Price	\$444,900
Sold Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	675

Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	326 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Other, Parking, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
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Date Sold	April 23rd, 2024
Days on Market	14
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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