

\$685,000 - 166 Canals Circle Sw, Airdrie

MLS® #A2143520

\$685,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft

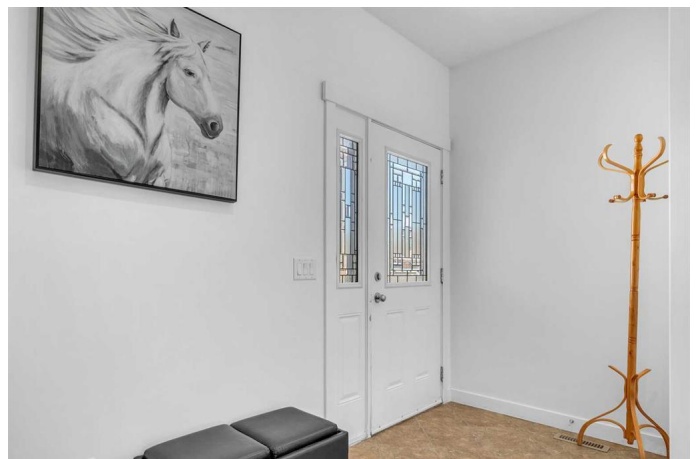
Residential on 0.13 Acres

Canals, Airdrie, Alberta

This nicely laid out, bright 2200-sq-ft home on a corner lot in the Canals district of Airdrie features a private walk-up entrance to the basement that is already framed and plumbed for a good-sized 2-bedroom suite -- with egress windows (subject to Airdrie city approval); the bathtub is already set in. The spacious 1050 sq ft main floor with 9-ft high ceiling offers an invaluable 11 X 9 ft office/room with a door and window, an ample-sized foyer, and the beloved walk-thru pantry from the attached garage to the kitchen. This kitchen shows off granite countertops and newer stylish stainless-steel appliances including a SXS fridge with water dispenser; all lighting was also recently replaced. Upstairs is a large 17 X 13 ft bonus room and 15 X 13⁶ master bedroom with walk-in closet and full ensuite including a private WC, jetted tub plus spacious shower. FYI. The shingles were replaced 2 years ago as was the high-efficiency furnace and hot water tank. Located on a traditional, large lot just off 8th St on the west side of town, this home is near all services including shopping and walking distance to schools. Get ready to enjoy ample living space, and finish the basement suite for revenue generation (subject to city approval). Come on by and have a look:-)

Built in 2008

Essential Information



MLS® #	A2143520
Price	\$685,000
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	166 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, No Neighbours Behind, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 12th, 2024
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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