

# \$409,900 - 380 Canals Crossing Sw, Airdrie

MLS® #A2168069

**\$409,900**

3 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

WELCOME to your DREAM HOME in this AIR-CONDITIONED 1316 Sq Ft Developed Space END-UNIT BUNGALOW Townhouse boasting 3 Bedrooms facing the STUNNING VIEWS of the Canal, 2 Bathrooms, a Single Car Garage incl/Driveway for Extra parking, a WALK-OUT Basement on a QUIET street in the Community of CANALS in Airdrie!!! Discover the perfect blend of COMFORT, + ELEGANCE as you're greeted by a Covered Porch that leads to a BRIGHT OPEN-CONCEPT Layout w/NEUTRAL Tones featuring 9' ceilings. It is PERFECT for ENTERTAINING w/Living Room that flows seamlessly into the Dining area for those COZY meals around the table w/LOVED Ones sharing LAUGHTER, + provides access to a LOVELY 9'10" x 6'1" Deckâ€™ideal for ENJOYING your morning coffee or sunsets overlooking the canal. The â€™Heart of the HOMEâ€™™ is the SLEEK Kitchen, showcasing WHITE Cabinetry, SS Appliances, + QUARTZ Countertops. The Kitchen ISLAND doubles as a BREAKFAST BAR for quick meals, while a pantry area around the corner offers additional storage. A convenient entry from the garage ensures easy access when bringing in groceries. The main floor also features a SPACIOUS Primary Bedroom incl/Cheater door to a 4-pc bathroom, w/ Tub for those days you need to RELAX after a long day. Venture downstairs to the WALK-OUT Basement where the laundry room, a 2nd Bedroom which can also be a HOME OFFICE,



+ the Utility Room lead to a 14'2" x 3'4" STORAGE ROOM, making ORGANIZATION a BREEZE. The Family Room has AMPLE NATURAL LIGHT through Sliding doors that lead directly to the outdoor patio. Enjoy Movie nights or LIVELY Games in this VERSATILE space. It isn't just a room; it's a place where MEMORIES are made. The THOUGHTFUL DESIGN ensures that every moment spent here will be CHERISHED. Outside you can see the GREEN SPACE, offering a SERENE OUTDOOR RETREAT that will CAPTIVATE you. A 3rd Bedroom has a WALK-IN Closet for a TEENAGER or a GUEST. An additional 4-piece bathroom's perfect for PRIVACY to prepare for the day whether a shower or soak in the tub. You are just steps away from the WATER, where you can enjoy Kayaking, SCENIC View Walks, + local Coffee Shops, Schools, + Shopping. This CHARMING NEIGHBORHOOD offers a blend of TRANQUILITY, + ACCESSIBILITY. Transit, Bike Paths, + Easy to get to Yankee Valley Blvd/the QE2. Don't miss your chance to make this your FOREVER HOME! Schedule your PRIVATE showing TODAY!!!

Built in 2023

**Essential Information**

MLS® #	A2168069
Price	\$409,900
Sold Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	694
Acres	0.00
Year Built	2023
Type	Residential

Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

### Community Information

Address	380 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L4

### Amenities

Amenities	Snow Removal
Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Attached
Is Waterfront	Yes
Waterfront	Canal Front

### Interior

Interior Features	Walk-In Closet(s), Vinyl Windows, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Street Lighting, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 29th, 2024
Date Sold	December 22nd, 2024
Days on Market	84
Zoning	R5
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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