

\$699,900 - 169 Canals Circle Sw, Airdrie

MLS® #A2175337

\$699,900

4 Bedroom, 4.00 Bathroom, 2,319 sqft
Residential on 0.10 Acres

Canals, Airdrie, Alberta

Welcome to 3,300 SQUARE FEET of living space, with lots of NEW RENOVATIONS throughout! As you enter you come to a great size entrance way, perfect for the whole family, and you'll notice the MAIN LEVEL OFFICE just off the front door as well. Moving into the main space, you'll come to the bright kitchen which features GRANITE COUNTERS, Stainless Steel Appliances, and plenty of cabinet space. The living room is large and features a GAS FIREPLACE and some great built-in's around it. Completing the main level you have the half bath, Mud Room, and laundry area. Moving upstairs you'll notice the great OPEN TO ABOVE in the front of the home. The BONUS ROOM is at the front of the home and features a beautiful VAULTED CEILING. This room could easily be converted into a 5th bedroom by adding a door. Moving down the hall you'll find the 3 bedrooms. The Master Bedroom is huge at 225 Square Feet, and features a MASSIVE WALK-IN CLOSET and a 4-Piece En-Suite with SEPARATE TUB & SHOWER. Completing the upper level you'll see the Main Bathroom, with Granite Countertops. Making your way downstairs you'll notice the SEPARATE ENTRANCE on the side of the home. Once in the basement you come to the HUGE REC ROOM down here, with a wet bar that could easily be built into a bigger kitchenette if wanted. Down here you'll find the 4th bedroom, and another Full Bathroom! In the backyard you'll find a LARGE DECK, lots of grass space, and trees lining the back. Book



your showing today!

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2175337 |
| Price | \$699,900 |
| Sold Price | \$699,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,319 |
| Acres | 0.10 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|----------------------|
| Address | 169 Canals Circle Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 3E8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Faces Front |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s), Wet Bar |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Dryer, Range Hood, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|----------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 25th, 2024 |
| Date Sold | November 5th, 2024 |
| Days on Market | 11 |
| Zoning | R1 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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