

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

MLS® #A2175337

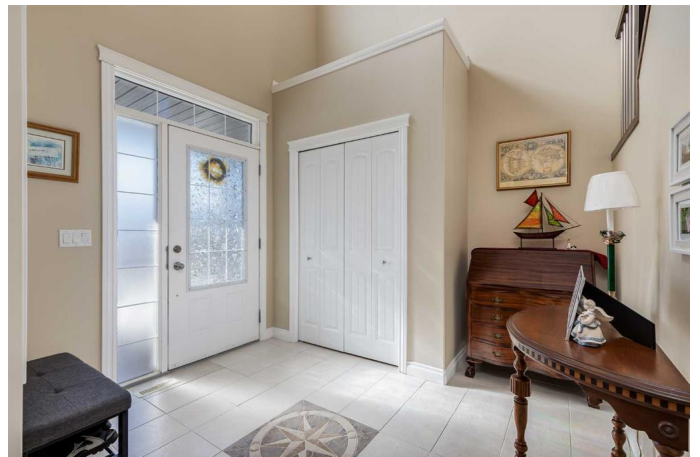
**\$699,900**

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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