

# \$619,900 - 74 Canals Circle Sw, Airdrie

MLS® #A2177346

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.12 Acres

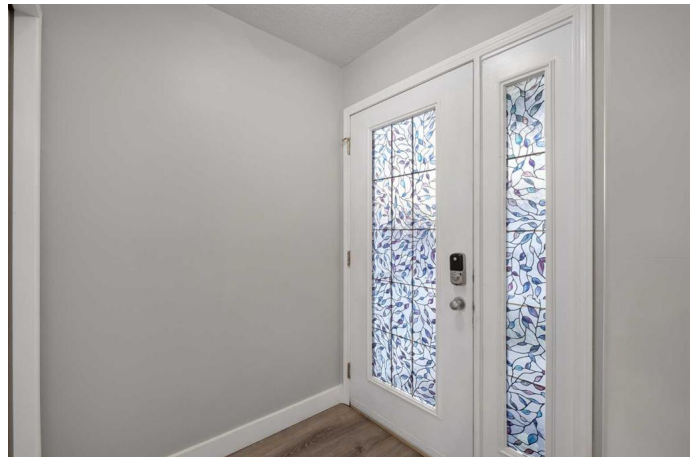
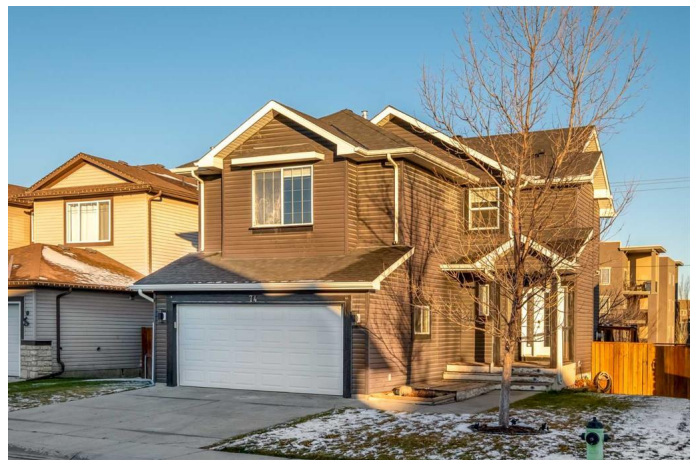
Canals, Airdrie, Alberta

Welcome to a beautiful 4 BEDROOM UPDATED 2 storey home with CENTRAL AIR COOLING located in the fantastic family oriented community of Canals, in the heart of Airdrie! This gorgeous home with a FULLY FINISHED WALKOUT BASEMENT has been immaculately kept and upgraded over the years. The main floor offers a large living room, kitchen with a dining area, laundry and a 2 PC bathroom. The second floor comes with 4 BEDROOMS...The master bedroom is large and has its own ENSUITE bathroom and a walk-in closet; 2 more bedrooms are good size and the 4th bedroom is MASSIVE(!)...it can be easily converted into a bonus room. The WALKOUT BASEMENT IS FULLY FINISHED and offers a large living room with access to a beautiful covered patio, a huge bedroom, a den and a full bathroom. The backyard is massive and comes with a children's playground.

Here is the list of the upgrades that were done in the recent years: Kitchen cabinets updated in 2023, High Efficiency Furnace and CENTRAL AIR CONDITIONER(2019), Hot Water Tank(2019), BRAND NEW Luxury Vinyl Flooring on all 3 levels(2024). Make an appointment come see this gorgeous home NOW! \*\*\*Perfect for families\*\*\*

Built in 2004

## Essential Information



MLS® #	A2177346
Price	\$619,900
Sold Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	74 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 7th, 2024
Date Sold	November 14th, 2024
Days on Market	7
Zoning	R2
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX First
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