

\$995,000 - 18 Canals Court Sw, Airdrie

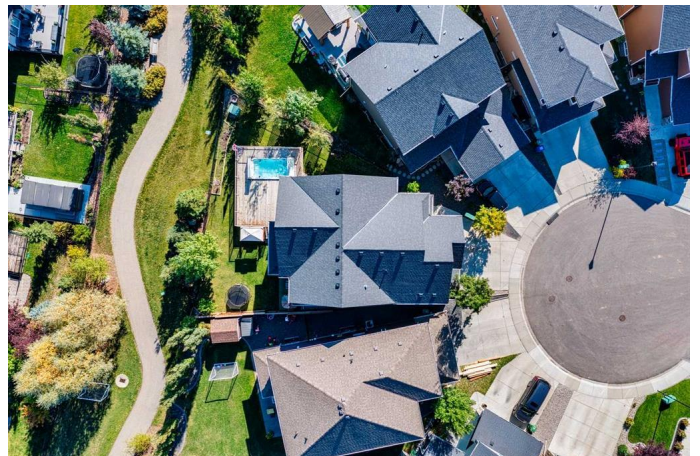
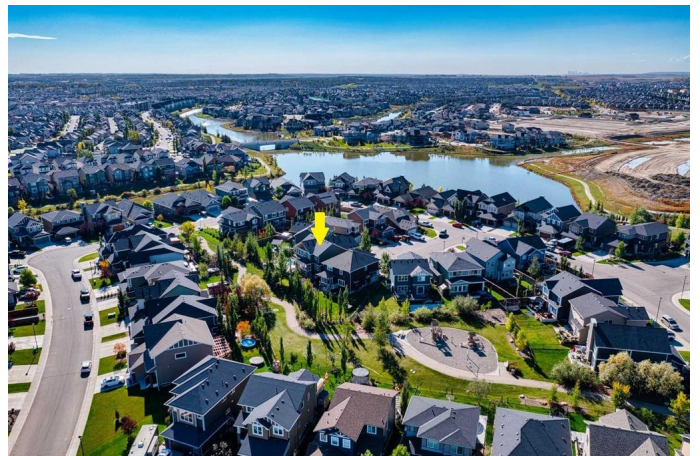
MLS® #A2196259

\$995,000

5 Bedroom, 4.00 Bathroom, 2,806 sqft
Residential on 0.13 Acres

Canals, Airdrie, Alberta

Experience the epitome of family living in this meticulously maintained Airdrie home, located in the desirable community of Canals. This stunning property sits on a generous pie-shaped lot, backing directly onto a tranquil green space and playground – perfect for active families. Built by McKee Homes, this thoughtfully customized Strangford Lough floor plan offers an abundance of upgrades and desirable features. The triple tandem garage offers ample space for vehicles and storage, while the curved staircase creates a striking focal point. The open-concept layout and 9-foot ceilings enhance the sense of spaciousness and natural light throughout the home. Step inside to discover a mudroom equipped with custom lockers for convenient storage, leading to a walkthrough pantry. The gourmet kitchen features high-end finishes, including quartzite beveled countertops, a large capacity refrigerator, gas range, full-height cabinetry, and built-in double ovens. The adjoining dining room boasts ample space for entertaining and offers direct access to a substantial back deck complete with a swim spa. For those who enjoy working from home, the rear office provides a quiet and inspiring workspace with a lovely backyard view. The spacious living room is perfect for gathering with friends and family, featuring a captivating tiled fireplace. Upstairs, the upper level offers even more impressive features, including custom vaults and an open-to-below design. The versatile bonus room can be adapted to



suit your lifestyle, whether as a family entertainment center or a home gym. The master bedroom is a true retreat, complete with a luxurious ensuite featuring a deep soaker tub, dual vanities, a walk-in shower with three shower heads, and a generous walk-in closet. The fully finished basement provides additional living space, including a built-in entertainment console, a large rec room, a fifth bedroom, and a fourth full bathroom. Despite the expansive 27x22 foot deck, the backyard still offers plenty of green space for outdoor activities. Enjoy the convenience of this prime location, with easy walking distance to Our Lady Queen of Peace, Ralph McCall, and CW Perry. Don't miss this opportunity to make this exceptional home your own. View the 3D virtual tour for a better look!

Built in 2014

Essential Information

MLS® #	A2196259
Price	\$995,000
Sold Price	\$990,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,806
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Canals Court Sw
---------	--------------------

Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0S7

Amenities

Parking Spaces	3
Parking	Oversized, Tandem, Triple Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Level, Low Maintenance Landscape, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot, Private, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Date Sold	March 5th, 2025
Days on Market	12
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.