



THE
A-TEAM

**RE/MAX
FIRST**

74 CANALS Circle, Airdrie T4B 2Z7

MLS®#: **A2136725**

Area: **Canals**

Listing Date: **05/31/24**

List Price: **\$735,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,806**
Low Sqft:
Ttl Sqft: **1,806**

Lot Information

Lot Sz Ar: **5,016 sqft**
Lot Shape:

DOM

28
Layout
Beds: **5 (4 1)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **No Neighbours Behind**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Mixed**
Flooring: **Carpet,Other,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 14`0"
Kitchen	Main	10`10" x 12`2"
Mud Room	Main	6`8" x 5`3"
Entrance	Main	5`1" x 5`1"
Bedroom	Second	10`1" x 9`2"
Bedroom	Second	10`11" x 8`5"
Family Room	Basement	13`1" x 14`2"

Room	Level	Dimensions
Dining Room	Main	10`10" x 8`0"
Pantry	Main	3`9" x 3`9"
2pc Bathroom	Main	8`2" x 4`11"
Bedroom - Primary	Second	13`7" x 14`2"
Bedroom	Second	14`11" x 15`11"
Bedroom	Basement	10`2" x 17`0"
Office	Basement	9`10" x 6`10"

4pc Ensuite bath
3pc Bathroom

Second
Basement

4`11" x 7`5"
7`11" x 3`7"

4pc Bathroom
Walk-In Closet
Legal/Tax/Financial

Second
Second

7`5" x 4`11"
6`7" x 6`2"

Title:
Fee Simple
Legal Desc:

0312435

Zoning:
R-2

Remarks

Pub Rmks:

Great family home with 2,432 Square feet of functional living space located step away from playground, and walking distance to schools, Shoppers Drug Mart, commercial areas and other local amenities and conveniences. Main floor offering laundry room , 1/2 Bathroom, large living room, kitchen, pantry, electric fire place, entrance to the deck , 4 Bedrooms up , master bedroom with 4 pieces ensuite bathroom, 3 more generous in size bedrooms, other 4 pieces bathroom, walk-in closet and more. down stairs fully developed walk-out basement with living room , huge bedroom, full bathroom, computer room, mechanical room. The R2 zoning and the side entrance is a PERFECT opportunity for a mortgage helper legal suite. High efficiency furnace air-conditioning 2019, hot water tank 2018, central vacuum, new patio, play ground, kitchen cabinet 2019 and many up-grades. call your realtor and book a showing, possession is Flexible, seller is motivated.

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









