



THE
A-TEAM

**RE/MAX
FIRST**

21 CANALS Cove, Airdrie T4B 3E8

MLS® #: **A2140359**

Area: **Canals**

Listing Date: **06/14/24**

List Price: **\$770,000**

Status: **Active**

County: **Airdrie**

Change: **-\$28k, 22-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **2,302**

Low Sqft:

Ttl Sqft: **2,302**

Lot Information

Lot Sz Ar: **6,835 sqft**

Lot Shape:

DOM

16

Layout

Beds: **6 (4 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac, Few Trees, Front Yard, Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick, Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 11`0"
Living Room	Main	12`8" x 10`0"
Family Room	Main	13`0" x 13`0"
Foyer	Main	7`3" x 5`9"
Laundry	Main	8`4" x 5`6"
Walk-In Closet	Second	11`4" x 5`0"
Bedroom	Second	12`1" x 12`0"

Room	Level	Dimensions
Nook	Main	10`6" x 7`6"
Dining Room	Main	9`6" x 8`9"
2pc Bathroom	Main	4`11" x 4`11"
Office	Main	10`2" x 8`11"
Bedroom - Primary	Second	15`8" x 12`7"
5pc Ensuite bath	Second	12`7" x 8`9"
Bedroom	Second	16`0" x 11`11"

Bedroom	Second	13`9" x 10`7"	3pc Bathroom	Second	8`0" x 7`2"
Kitchen	Lower	12`6" x 9`3"	Living Room	Lower	12`7" x 10`10"
Dining Room	Lower	11`4" x 9`10"	Bedroom	Lower	13`1" x 8`10"
Bedroom	Lower	11`10" x 10`1"	Laundry	Lower	6`7" x 4`1"
4pc Bathroom	Lower	8`8" x 4`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **0612007**

Remarks

Pub Rmks: **MASSIVE PRICE ADJUSTMENT. WE CHALLENGE YOU TO FIND BETTER IN AIRDRIE! Welcome to the friendly neighbourhood of Canals in Airdrie! This stunning 6 bedroom 3.5 bath home with 2 bedroom (illegal) basement suite is one you don't want to miss! The home has been impeccably cared for and maintained, showing pride of ownership in every corner. As you walk in the front door, you are greeted with soaring ceilings from the open to below second floor, spectacular designer tile work and a bright front window. The large living room with a stunning mother of pearl seashell tiled gas fireplace leads to your separate arched dining room. Brazilian oak hardwood floors enhance the luxury of the home. Entering the kitchen you will be impressed with the quality of craftsmanship, the separate pantry and cozy breakfast nook with large window overlooking the backyard. The upgraded marble backsplash enhances the designer look. The open flow into the family room makes for a wonderful space to entertain and host. If you want to enjoy the evening air, the large patio off the family room has the perfect touch, with a Trex lifetime warranty and gas hook-up to make outdoor cooking a breeze. Down the hall you will find a great sized office with double doors, guest bathroom and laundry room. Making your way upstairs, you will find four bedrooms thoughtfully laid out. The large primary suite features a well sized walk in closet and 5 piece ensuite with double raised sinks, multifunction shower and beautiful pearl tiled jetted tub for the ultimate relaxation. Moving through the rest of the second floor you have three additional good sized bedrooms, and three-piece bathroom, with a beautifully matching tiled shower. Washrooms have also been upgraded with LVP flooring, and frameless shower stalls with tempered glass. As you make your way to the lower level, you will find a fully finished 2 bedroom suite, complete with an open plan kitchen, living room and dining room. The multiple windows and walk out to grade make this space bright and open. An additional laundry space and 4 piece bath complete the lower level. Sitting on a beautiful oversized pie lot, this property has the space for all your outdoor activities, room for play structures or trampolines, gardens and entertainment. Greenery surrounds you with blue spruce trees, aspens, fruit trees and other seasonal abundance. Rounding out this homes impressive features is a large double garage, and impressive facade of stonework. Between the spacious pie shaped lot, family friendly cul-de-sac and pristine pride of ownership, this property is the Diamond you have been waiting for! If you are looking for the perfect move in ready family home, this one is not to be missed! Call your realtor and book your showing today!**

Inclusions: **none**
Property Listed By: **RE/MAX Realty Professionals**

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









