



THE
A-TEAM

**RE/MAX
FIRST**

166 CANALS Circle, Airdrie T4B 0L4

MLS®#: **A2143520**

Area: **Canals**

Listing Date: **06/29/24**

List Price: **\$685,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2008**
Lot Information
Lot Sz Ar: **5,468 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,200**
Low Sqft:
Ttl Sqft: **2,200**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,No Neighbours Behind,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Rain Gutters**

Construction: **Concrete,Manufactured Floor Joist,Silent Floor Joists,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	15`7" x 13`7"
Kitchen	Main	17`5" x 12`8"
Pantry	Main	7`2" x 5`6"
Office	Main	11`3" x 9`0"
Bedroom - Primary	Upper	15`0" x 13`6"
5pc Ensuite bath	Upper	14`4" x 12`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	11`7" x 8`5"
Dining Room	Main	12`6" x 8`8"
Laundry	Main	8`5" x 7`10"
Bedroom	Upper	11`3" x 9`1"
Bedroom	Upper	12`7" x 10`0"
2pc Bathroom	Main	

4pc Bathroom

Upper

8`2" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0612007

Zoning:
R1

Remarks

Pub Rmks:

This nicely laid out, bright 2200-sq-ft home on a corner lot in the Canals district of Airdrie features a private walk-up entrance to the basement that is already framed and plumbed for a good-sized 2-bedroom suite -- with egress windows; the bathtub is already set in. The spacious 1050 sq ft main floor with 9-ft high ceiling offers an invaluable 11 X 9 ft office/room with a door and window, an ample-sized foyer, and the beloved walk-thru pantry from the attached garage to the kitchen. This kitchen shows off granite countertops and newer stylish stainless-steel appliances including a SXS fridge with water dispenser; all lighting was also recently replaced. Upstairs is a large 17 X 13 ft bonus room and 15 X 13'6" master bedroom with walk-in closet and full ensuite including a private WC, jetted tub plus spacious shower. FYI. The shingles were replaced 2 years ago as was the high-efficiency furnace and hot water tank. Located on a traditional, large lot just off 8th St on the west side of town, this home is near all services including shopping and walking distance to schools. Get ready to enjoy ample living space, and finish the basement suite for revenue generation. Come on by and have a look:-)

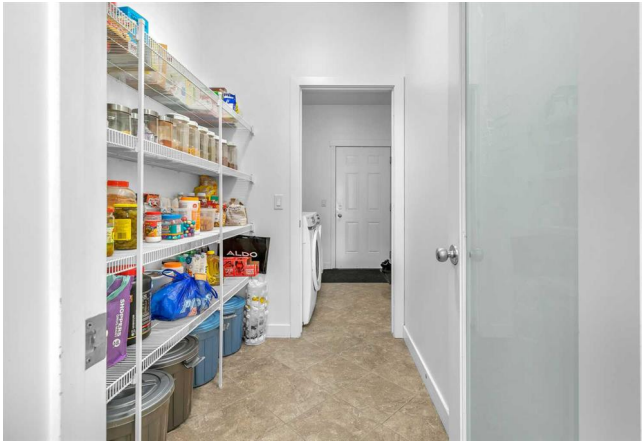
Inclusions:
Property Listed By:

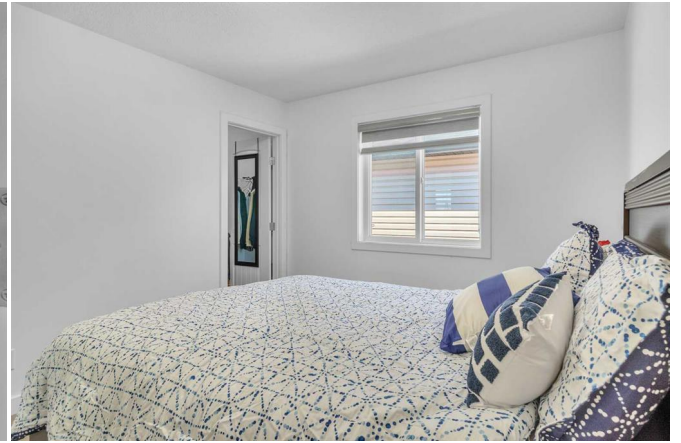
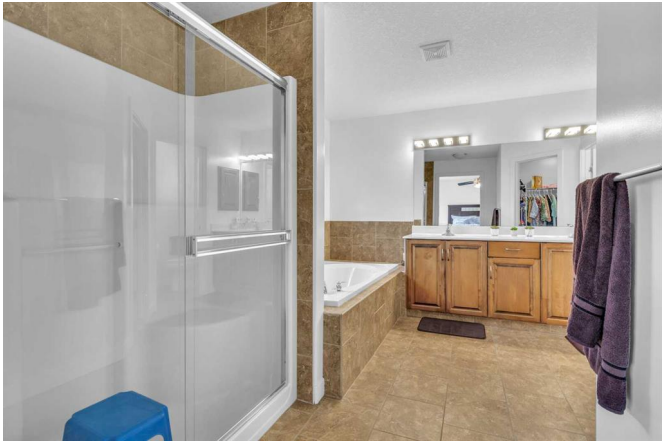
n/a
RE/MAX Real Estate (Central)

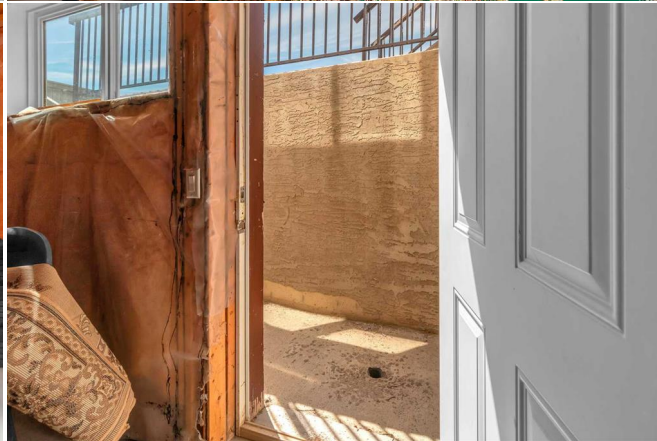
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











166 Canals Cir SW, Airdrie, AB

2nd Floor Exterior Area 1143.41 sq ft
Interior Area 1063.39 sq ft



0 4 8 ft PREPARED: 2024/06/23

While regions are included from this floor area in GARAGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

