



THE
A-TEAM

**RE/MAX
FIRST**

272 CANALS Crossing, Airdrie T4B4L3

MLS® #: **A2167663**

Area: **Canals**

Listing Date: **09/20/24**

List Price: **\$449,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **698**
Low Sqft:
Ttl Sqft: **698**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

62
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`8" x 8`5"
Living Room	Main	11`1" x 8`5"
4pc Bathroom	Main	7`7" x 5`6"
Bedroom	Lower	9`8" x 11`0"
3pc Bathroom	Lower	8`3" x 5`9"

Room	Level	Dimensions
Dining Room	Main	9`8" x 8`5"
Bedroom	Main	10`8" x 13`1"
Bedroom	Lower	11`10" x 9`7"
Family Room	Lower	8`8" x 13`5"
Storage	Lower	13`10" x 3`10"

Legal/Tax/Financial

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: **Nestled alongside enchanting canals, introducing a stunning walkout West backing bungalow with 3 bedrooms, 2 full bathrooms, centralized air-conditioning, spanning over 1400 square feet of living space, featuring front Single garage (Oversize), extra storage, premium finishes, fully developed basement with 2 bedrooms, this home effortlessly blends modern sophistication with a tranquil waterside ambiance. Upon entry, you're greeted by a spacious primary bedroom designed as a private retreat, while the main level unfolds with an open-concept layout seamlessly connecting living areas. The kitchen, adorned with stainless steel appliances with GAS stove and quartz countertops, exudes both functionality and elegance. Step onto the deck, let the day's worries dissipate as you absorb the captivating canal views. Abundant windows flood the space with natural light, enhancing the contemporary design and fostering an airy atmosphere. Descending to the walkout level, two additional bedrooms and a cozy living room await, providing ample space for guests or family members. Embracing indoor-outdoor living, this level opens up to the scenic canals, blurring the boundaries between indoors and outdoors. Adding to its allure, the townhome features a single attached garage for secure parking and extra storage. With a low condo fee, the community ensures a low-maintenance lifestyle, allowing you to focus on enjoying the beauty and tranquility of your surroundings.**

Inclusions: **n./a**
Property Listed By: **PREP Realty**

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









