

380 CANALS Crossing, Airdrie T4B 4L4

MLS® #: **A2168069** Area: **Canals** Listing **09/29/24** List Price: **\$409,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 15-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **694**
 Low Sqft:
 Ttl Sqft: **694**

DOM

54
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Front Yard,Lawn,No Neighbours Behind,Street Lighting,Views,Waterfront**

Park Feat: **Driveway,Garage Door Opener,Garage Faces Front,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Aluminum Siding ,Concrete,Stone,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|----------------------|----------|--------------|
| Living Room | Main | 11`5" x 8`8" | Kitchen | Main | 8`6" x 7`1" |
| Dining Room | Main | 12`1" x 8`2" | Foyer | Main | 4`11" x 3`2" |
| Bedroom - Primary | Main | 12`11" x 10`6" | 4pc Bathroom | Main | 7`6" x 5`4" |
| Family Room | Basement | 13`6" x 8`7" | Bedroom | Basement | 9`8" x 8`10" |
| Bedroom | Basement | 11`10" x 9`6" | Laundry | Basement | 6`9" x 2`11" |
| 4pc Bathroom | Basement | 8`1" x 6`0" | Walk-In Closet | Basement | 6`0" x 5`2" |
| Storage | Basement | 14`2" x 3`4" | Furnace/Utility Room | Basement | 6`5" x 5`9" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$309

Fee Simple

R5

Fee Freq:
Monthly

Legal Desc: 1810351

Remarks

Pub Rmks: **WELCOME to your DREAM HOME in this AIR-CONDITIONED 1316 Sq Ft Developed Space END-UNIT BUNGALOW Townhouse boasting 3 Bedrooms facing the STUNNING VIEWS of the Canal, 2 Bathrooms, a Single Car Garage incl/Driveway for Extra parking, a WALK-OUT Basement on a QUIET street in the Community of CANALS in Airdrie!!! Discover the perfect blend of COMFORT, + ELEGANCE as you're greeted by a Covered Porch that leads to a BRIGHT OPEN-CONCEPT Layout w/NEUTRAL Tones featuring 9' ceilings. It is PERFECT for ENTERTAINING w/Living Room that flows seamlessly into the Dining area for those COZY meals around the table w/LOVED Ones sharing LAUGHTER, + provides access to a LOVELY 9'10" x 6'1" Deck—ideal for ENJOYING your morning coffee or sunsets overlooking the canal. The 'Heart of the HOME' is the SLEEK Kitchen, showcasing WHITE Cabinetry, SS Appliances, + QUARTZ Countertops. The Kitchen ISLAND doubles as a BREAKFAST BAR for quick meals, while a pantry area around the corner offers additional storage. A convenient entry from the garage ensures easy access when bringing in groceries. The main floor also features a SPACIOUS Primary Bedroom incl/Cheater door to a 4-pc bathroom, w/ Tub for those days you need to RELAX after a long day. Venture downstairs to the WALK-OUT Basement where the laundry room, a 2nd Bedroom which can also be a HOME OFFICE, + the Utility Room lead to a 14'2" x 3'4" STORAGE ROOM, making ORGANIZATION a BREEZE. The Family Room has AMPLE NATURAL LIGHT through Sliding doors that lead directly to the outdoor patio. Enjoy Movie nights or LIVELY Games in this VERSATILE space. It isn't just a room; it's a place where MEMORIES are made. The THOUGHTFUL DESIGN ensures that every moment spent here will be CHERISHED. Outside you can see the GREEN SPACE, offering a SERENE OUTDOOR RETREAT that will CAPTIVATE you. A 3rd Bedroom has a WALK-IN Closet for a TEENAGER or a GUEST. An additional 4-piece bathroom—perfect for PRIVACY to prepare for the day whether a shower or soak in the tub. You are just steps away from the WATER, where you can enjoy Kayaking, SCENIC View Walks, + local Coffee Shops, Schools, + Shopping. This CHARMING NEIGHBORHOOD offers a blend of TRANQUILITY, + ACCESSIBILITY. Transit, Bike Paths, + Easy to get to Yankee Valley Blvd/the QE2. Don't miss your chance to make this your FOREVER HOME! Schedule your PRIVATE showing TODAY!!!**

Inclusions: **A/C Unit, Blinds, Draperies, Garage Door Opener with 1 Remote Control**

Property Listed By: **RE/MAX House of Real Estate**

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













