



THE
A-TEAM

**RE/MAX
FIRST**

122 CANALS Close, Airdrie T4B 0S6

MLS®#: **A2170415**

Area: **Canals**

Listing Date: **10/07/24**

List Price: **\$870,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**
Lot Information
Lot Sz Ar: **5,544 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,045**
Low Sqft:
Ttl Sqft: **2,045**

DOM

45
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Front Yard,No Neighbours Behind,Street Lighting
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`1" x 15`0"
Dining Room	Main	13`11" x 8`9"
Laundry	Upper	7`1" x 5`5"
Bedroom	Upper	12`9" x 9`7"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	13`5" x 12`1"
Bonus Room	Upper	13`11" x 12`7"
Bedroom - Primary	Upper	13`11" x 12`6"
Bedroom	Upper	12`9" x 9`7"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1310331

Remarks

Pub Rmks:

Behold this stunning air-conditioned WALKOUT home with the most beautiful views of the largest pond on the west side of Airdrie. Located on a quiet street, and sitting on a mature lot with many trees, this is without a doubt, the perfect setting for a family home. Walking inside, you'll appreciate the large windows that let the sun pour in throughout the main level. The large living room boasts a cozy gas fireplace with a stone hearth. The gorgeous executive kitchen has a spacious central island, full-height cabinetry, and a walk-through pantry. Off the open dining space is a door that leads out to the large walkout deck, and expansive south views of the water. A mudroom and a 2 piece bath round out the main level. Upstairs, a vaulted bonus room is perfect for family movie nights. The primary suite is at the back of the home to capitalize on the scenery outside. The 5-piece ensuite includes dual sinks, a soaker tub, and a separate tiled shower. Two additional bedrooms, a 4 piece bath, and an upper laundry room complete the second level. The lower walkout level has a 9-foot ceiling, rough in for a future bath, and large windows that look out onto the backyard. The yard has been meticulously maintained and features a stone patio with a fire pit, large trees, and a gate that leads out to a walking path. This is where the kids will make memories; learning to ride their bikes in the Spring and skating on the frozen pond in the winter. Fantastic location, walking distance to two elementary schools (OLQP & Ralph McCall) as well as a middle school (CW Perry).

Inclusions:
Property Listed By:

**TV mount, attached shelving
CIR Realty**

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









