



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**459 CANALS Crossing, Airdrie T4B4L3**

MLS®#: **A2171051**

Area: **Canals**

Listing **10/05/24**

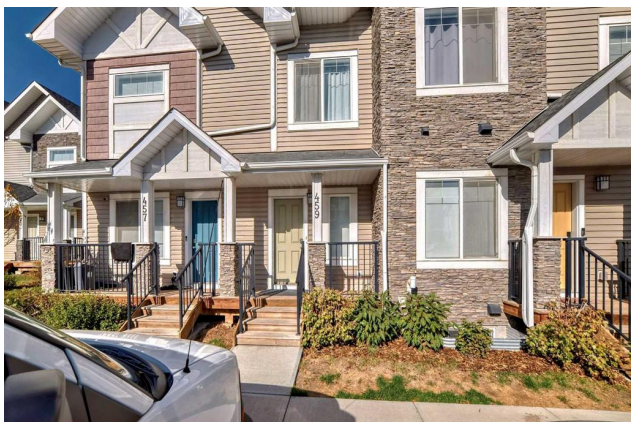
List Price: **\$435,000**

Status: **Active**

County: **Airdrie**

Date:  
Change: **-\$10k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2020**

Finished Floor Area  
Abv Sqft: **1,059**  
Low Sqft:  
Ttl Sqft: **1,059**

Lot Information

Lot Sz Ar: **1,162 sqft**  
Lot Shape:

DOM

**46**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Landscaped**  
Park Feat: **Single Garage Attached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 112`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>13`6" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>9`1" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`0" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>9`8" x 4`11"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`7" x 3`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 10`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`6" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`0" x 11`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$254**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R5**

Legal Desc: **1810351**

Remarks

Pub Rmks: **\*\*Welcome to Your Dream Townhouse! \*\* Discover this stunning, fully upgraded 3 bedroom, 3.5 bath townhouse with an attached garage in the family-friendly community of The Canals. With over 1500 SF of thoughtfully designed living space, this home features elegant flooring and soaring 9' ceilings, creating a bright and inviting atmosphere perfect for entertaining or relaxing. \*\*Key Features:\*\*Gourmet Kitchen:\*\* Enjoy elegant quartz countertops, stainless steel appliances, Modern style cabinetry, custom backsplash.\*\*Bright Living Area:\*\* The spacious living room boasts large windows that flood the space with natural light.\*\*Convenient Layout:\*\* The main floor includes a 2-piece powder room and direct access to your attached garage. \*\*Upstairs Comfort:\*\* Retreat to two large bedrooms, including a primary suite with a spacious walk-in closet and a luxurious 4-piece ensuite with a tub/shower combo. The second bedroom has its own 4-piece bathroom, and a handy laundry area is just outside the bedrooms.\*\*Finished Lower Level:\*\* The builder-finished basement offers a large family room, a third bedroom, a full 4-piece bathroom, and extra storage. \*\*Prime Location:\*\* Enjoy easy access to schools, parks, and amenities like Tims, car wash, grocery, golf.\*\*Affordable Living:\*\* With low condo fees this townhouse is an attractive option for any buyer. Don't miss your chance to call this gorgeous townhouse home! Book your viewing today!**

Inclusions: n/a  
Property Listed By: **Royal LePage METRO**

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









