



THE
A-TEAM

**RE/MAX
FIRST**

18 CANALS Court, Airdrie T4B 0S7

MLS®#: **A2173656**

Area: **Canals**

Listing Date: **10/17/24**

List Price: **\$995,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,806**

Low Sqft:

Ttl Sqft: **2,806**

DOM

65

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,620 sqft**

Lot Shape:

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Level,Pie Shaped Lot,Private,Treed Oversized,Tandem,Triple Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`0" x 12`0"
Living Room	Main	17`0" x 14`0"
Foyer	Main	7`9" x 5`1"
Den	Main	12`6" x 9`6"
Mud Room	Main	9`1" x 6`6"
Game Room	Lower	13`11" x 12`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`11" x 11`4"
Family Room	Lower	18`10" x 12`10"
Flex Space	Lower	11`10" x 7`9"
Laundry	Upper	11`4" x 5`11"
Bonus Room	Upper	17`9" x 13`5"
Bedroom - Primary	Upper	18`11" x 13`2"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Upper
Main
Upper

12`5" x 12`0"
11`0" x 10`0"
4`11" x 4`11"
7`3" x 4`11"

Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Main
Lower
Lower
Upper

12`3" x 10`8"
12`9" x 9`7"
11`2" x 5`0"
19`3" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310331

Zoning:
R1

Remarks

Pub Rmks:

Discover the perfect blend of comfort and convenience in this beautifully maintained home nestled within the family-oriented community of Canals. Situated on a spacious pie-shaped lot, this property offers direct access to a serene green space and a nearby playground, providing endless opportunities for outdoor enjoyment. Built by McKee Homes, this thoughtfully designed Strangford Lough floor plan has been customized to meet the needs of modern families. The triple tandem garage offers ample space for vehicles and storage, while the curved staircase creates a striking focal point. The open-concept layout and 9-foot ceilings enhance the sense of spaciousness and natural light throughout the home. Step inside to discover a mudroom equipped with custom lockers for convenient storage, leading to a walkthrough pantry. The gourmet kitchen features high-end finishes, including quartzite beveled countertops, a large capacity refrigerator, gas range, full-height cabinetry, and built-in double ovens. The adjoining dining room boasts ample space for entertaining and offers direct access to a substantial back deck complete with a swim spa. For those who enjoy working from home, the rear office provides a quiet and inspiring workspace with a lovely backyard view. The spacious living room is perfect for gathering with friends and family, featuring a captivating tiled fireplace. Upstairs, the upper level offers even more impressive features, including custom vaults and an open-to-below design. The versatile bonus room can be adapted to suit your lifestyle, whether as a family entertainment center or a home gym. The master bedroom is a true retreat, complete with a luxurious ensuite featuring a deep soaker tub, dual vanities, a walk-in shower with three showerheads, and a generous walk-in closet. The fully finished basement provides additional living space, including a built-in entertainment console, a large rec room, a fifth bedroom, and a fourth full bathroom. Despite the expansive 27x22 foot deck, the backyard still offers plenty of green space for outdoor activities. Enjoy the convenience of this prime location, with easy walking distance to Our Lady Queen of Peace, Ralph McCall, and CW Perry. Don't miss this opportunity to make this exceptional home your own. View the 3D virtual tour for a better look!

Inclusions:

Hot Tub, Gazebo, Bonus Room TV Mount, Wood Shelving in Master and Ensuite, Ceiling Fan, Telus alarm system hardware no contract, includes ext camera, Flag pole

Property Listed By:

RE/MAX First

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













