



THE
A-TEAM

**RE/MAX
FIRST**

292 CANALS Crossing, Airdrie T4B 4L3

MLS®#: **A2174270**

Area: **Canals**

Listing Date: **10/25/24**

List Price: **\$460,000**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 24-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2023**
Lot Information
Lot Sz Ar: **1,724 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,505**
Low Sqft:
Ttl Sqft: **1,505**

DOM

99
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Level, Street Lighting**
Park Feat: **Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`11" x 10`6"
Dining Room	Main	19`5" x 6`6"
Living Room	Main	18`3" x 13`10"
2pc Bathroom	Main	5`8" x 5`5"
Furnace/Utility Room	Main	2`11" x 5`8"

Room	Level	Dimensions
Bedroom - Primary	Upper	10`10" x 13`9"
4pc Ensuite bath	Upper	8`5" x 4`10"
Bedroom	Upper	10`2" x 16`6"
Bedroom	Upper	9`4" x 12`9"
4pc Bathroom	Upper	8`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$331

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: **Step into this beautifully designed end-unit townhouse by Slokker Homes, where modern elegance meets functional living. This 3-bedroom, 2.5-bathroom residence offers just over 1500sqft of meticulously planned space, complete with a single attached garage and an additional driveway parking spot. Perfectly positioned in a sought-after location with picturesque views of the Canal, this home exudes sophistication and warmth. The open-concept main floor is an entertainer's dream, featuring soaring 10-foot ceilings, wide-plank vinyl flooring, and an abundance of natural light from the surrounding windows. The sleek, modern kitchen is outfitted with stylish white cabinetry, stunning quartz countertops, stainless steel appliances, and a spacious central island with ample seating—perfect for culinary creations or casual gatherings. Upstairs, the expansive primary bedroom offers a private sanctuary with a luxurious 4-piece ensuite and a generous walk-in closet. Two additional well-proportioned bedrooms, a 4-piece bathroom, and a conveniently located laundry room complete the upper level. Enjoy the ease of low-maintenance living in a prime neighborhood with easy access to the city's finest amenities, schools, shopping, playgrounds, and a quick 15-minute commute to Calgary. This exceptional property offers both style and convenience—schedule your private showing today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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













292 Canals Crossing SW, Airdrie, AB

Main Floor Exterior Area 714.03 sq ft
Interior Area 583.26 sq ft



PREPARED: 2024/10/24



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

292 Canals Crossing SW, Airdrie, AB

1st Floor Exterior Area 744.57 sq ft
Interior Area 678.82 sq ft



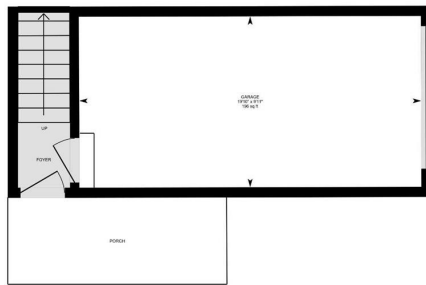
PREPARED: 2024/10/24



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292 Canals Crossing SW, Airdrie, AB

Entry Exterior Area 48.55 sq ft
Interior Area 33.83 sq ft
Excluded Area 226.43 sq ft



PREPARED: 2024/10/24



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