



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292 CANALS Crossing, Airdrie T4B 4L3**

MLS®#: **A2174270**      Area: **Canals**      Listing **10/25/24**      List Price: **\$475,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      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

**28**  
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	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`10" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>19`5" x 6`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 4`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`3" x 13`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 16`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 5`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`9"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>2`11" x 5`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$331**

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

Zoning:  
**R5**

Legal Desc: **1810351**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SATURDAY NOV 9 from 1-3PM\*\*\* 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**











