



THE
A-TEAM

**RE/MAX
FIRST**

538 CANALS CROSSING , Airdrie T4B 4L3

MLS®#: **A2177414**

Area: **Canals**

Listing Date: **11/07/24**

List Price: **\$470,000**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,474**
Low Sqft:
Ttl Sqft: **1,474**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,185 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Street Lighting,See Remarks**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Foyer | Lower | 9`1" x 4`0" |
| 2pc Bathroom | Lower | 6`2" x 4`9" |
| Living Room | Main | 16`10" x 14`0" |
| Dining Room | Main | 12`4" x 10`0" |
| 4pc Ensuite bath | Upper | 7`3" x 5`3" |
| Bedroom | Upper | 9`3" x 8`4" |

| Room | Level | Dimensions |
|----------------------|-------|----------------|
| Den | Lower | 9`7" x 9`0" |
| Furnace/Utility Room | Lower | 10`0" x 3`0" |
| Kitchen | Main | 13`5" x 12`10" |
| Bedroom - Primary | Upper | 11`7" x 10`1" |
| Bedroom | Upper | 9`2" x 8`6" |
| 4pc Bathroom | Upper | 9`3" x 4`10" |

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: **Open House: 12-3pm November 23&24 Investor-first time buyers alert. Welcome to your dream home at 538 Canals Crossing in Airdrie's picturesque Canals community! This stunning 3-story townhome offers a seamless blend of modern upgrades, thoughtful design, and a location that brings nature and amenities right to your doorstep. As you step inside, you'll be greeted by a flexible main-floor den! A perfect space for a home office, massage room, or creative studio; complete with a bathroom and direct access to both the garage and front door. Open the front door, and you're right on the community park, with beautiful walking paths winding through the canals for an active and peaceful lifestyle. Venture up to the expansive second floor, designed with the entertainer in mind. Here, an upgraded kitchen awaits, boasting quartz countertops, stainless steel appliances, and designer lighting. The open concept flows effortlessly into the spacious living and dining areas, making it a perfect space for gatherings, meals, and memories. The top floor offers flexibility and charm with two inviting secondary bedrooms and a 4-piece bathroom. The real highlight, though, is the west-facing primary suite, where you'll enjoy spectacular sunset views each evening. This luxurious retreat includes a spacious walk-in closet and a private 4-piece ensuite, giving you a quiet space to unwind. Living in the Canals community means having everything you need within reach. Top-rated schools, like Ralph McCall School and W.H. Croxford High, are nearby. Shopping at Real Canadian Superstore and Save On Foods, along with local dining favorites like Sorso Café and Bistro Zenbu, are just minutes away. The best part about it all is that the home can come fully furnished!**

Inclusions: **Furniture can be negotiated.**
Property Listed By: **eXp Realty**

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







