



THE
A-TEAM

**RE/MAX
FIRST**

538 CANALS CROSSING , Airdrie T4B 4L3

MLS®#: **A2177414** Area: **Canals** Listing **11/07/24** List Price: **\$450,000**
 Status: **Active** County: **Airdrie** Change: **-\$20k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,474**
Lot Information Low Sqft:
 Lot Sz Ar: **1,185 sqft** Ttl Sqft: **1,474**
 Lot Shape:

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

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** Construction:
 Heating: **Forced Air** **Brick**
 Sewer: Flooring:
 Ext Feat: **Balcony** **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	Room	Level	Dimensions
Foyer	Lower	9`1" x 4`0"	Den	Lower	9`7" x 9`0"
2pc Bathroom	Lower	6`2" x 4`9"	Furnace/Utility Room	Lower	10`0" x 3`0"
Living Room	Main	16`10" x 14`0"	Kitchen	Main	13`5" x 12`10"
Dining Room	Main	12`4" x 10`0"	Bedroom - Primary	Upper	11`7" x 10`1"
4pc Ensuite bath	Upper	7`3" x 5`3"	Bedroom	Upper	9`2" x 8`6"
Bedroom	Upper	9`3" x 8`4"	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: DEC 7&8 FROM 12-5PM !! Step into this charming 3-story townhouse in the heart of Airdrie's desirable Canals community, where thoughtful design meets everyday practicality. This corner unit is flooded with natural light, thanks to the abundance of extra windows, creating a bright and inviting atmosphere. For those sunnier days, roll-down blinds offer the perfect balance of shade and comfort. The main floor boasts a flexible space that adapts to your needs—a bright flex room ideal for a home office, workout space, or creative studio. It's accompanied by a convenient 2-piece bathroom and offers easy access to the attached garage and front entry. Moving up to the second level, you'll find the heart of the home—a beautifully upgraded kitchen featuring quartz countertops, stainless steel appliances, and designer lighting. The open-concept layout seamlessly connects the kitchen to a spacious living area and dining room, making it ideal for entertaining or enjoying quiet evenings at home. On the top floor, you'll discover three well-appointed bedrooms, including a tranquil primary suite. This serene retreat features a walk-in closet and a private 4-piece ensuite, offering the perfect space to unwind. Two additional bedrooms and a 4-piece bathroom provide versatility for family, guests, or hobbies. Living in Canals Crossing means being steps away from scenic walking paths that wind along the picturesque canals—a haven for outdoor enthusiasts. The community also offers access to top-rated schools, parks, shopping, and dining, ensuring a connected and convenient lifestyle. This exceptional home combines functionality, modern upgrades, and an unbeatable location. Whether you're looking for your first home, a family haven, or a smart investment, 538 Canals Crossing is the opportunity you've been waiting for. Schedule your showing today and experience the charm for yourself!**

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







