



THE
A-TEAM

**RE/MAX
FIRST**

459 CANALS Crossing, Airdrie T4B4L3

MLS®#: **A2182447**

Area: **Canals**

Listing Date: **12/05/24**

List Price: **\$425,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **1,059**

Low Sqft:

Ttl Sqft: **1,059**

Lot Information

Lot Sz Ar: **1,162 sqft**

Lot Shape:

DOM

16

Layout

Beds: **3 (2 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 112`0"
Eat in Kitchen	Main	13`6" x 12`6"
Bedroom - Primary	Upper	9`1" x 12`0"
4pc Bathroom	Upper	10`0" x 5`0"
4pc Ensuite bath	Basement	9`8" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	8`7" x 3`0"
Bedroom	Upper	9`0" x 10`1"
4pc Ensuite bath	Upper	7`8" x 4`11"
Game Room	Basement	13`6" x 10`3"
Bedroom	Basement	8`0" x 11`10"

Legal/Tax/Financial

Condo Fee:
\$254

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: ****Welcome to Your Dream Townhouse with a Fully Finished Basement, Including a Bedroom, Full Bath, and Rec Room!** Discover this stunning, fully upgraded 3-bedroom, 3.5-bath townhouse with an attached garage, nestled in the family-friendly community of The Canals. Boasting over 1500 SF of thoughtfully designed living space, this home features elegant flooring and soaring 9' ceilings, creating a bright and inviting atmosphere perfect for both entertaining and relaxing. ### **Key Features:** - ****Gourmet Kitchen:**** Enjoy luxurious quartz countertops, stainless steel appliances, modern cabinetry, and a custom backsplash - ideal for any home chef. ****Bright Living Area:**** The spacious living room is filled with natural light thanks to large windows, creating a welcoming environment for all your gatherings. ****Convenient Layout:**** The main floor offers a 2-piece powder room and direct access to the attached garage, ensuring maximum convenience. ****Upstairs Comfort:**** Retreat to two large bedrooms, including a primary suite with a spacious walk-in closet and a luxurious 4-piece ensuite with a tub/shower combo. The second bedroom has its own 4-piece bathroom, and a handy laundry area is conveniently located just outside the bedrooms. ****Finished Lower Level:**** The builder-finished basement includes a large family room, a third bedroom, a full 4-piece bathroom, and extra storage - perfect for extended living space or entertaining. ****Prime Location:**** With easy access to schools, parks, and local amenities such as Tim Hortons, a car wash, grocery stores, and golf courses, convenience is right at your doorstep. ****Affordable Living:**** Low condo fees make this townhouse an attractive option for any buyer seeking quality living at an affordable price. Don't miss your chance to call this gorgeous townhouse home! ****Book your viewing today!******

Inclusions:
Property Listed By: **NA**
Royal LePage METRO

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









