

272 CANALS Crossing, Airdrie T4B4L3

MLS® #: **A2183896** Area: **Canals** Listing **12/17/24** List Price: **\$449,000**
 Status: **Active** County: **Airdrie** Change: **-\$900, 11-Feb** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **689**
 Low Sqft:
 Ttl Sqft: **689**

DOM
67
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,No Neighbours Behind**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`8" x 8`5"	Dining Room	Main	9`8" x 8`5"
Living Room	Main	11`1" x 8`5"	Bedroom	Main	10`8" x 13`1"
4pc Bathroom	Main	7`7" x 5`6"	Bedroom	Lower	11`10" x 9`7"
Bedroom	Lower	9`8" x 11`0"	Family Room	Lower	8`8" x 13`5"
3pc Bathroom	Lower	8`3" x 5`9"	Storage	Lower	13`10" x 3`10"

Legal/Tax/Financial

Condo Fee: **\$309** Title: **Fee Simple** Zoning: **R5**
 Fee Freq:

Monthly

Legal Desc: 1810351

Remarks

Pub Rmks: *****Builder total area was 1400 sqft approximately***Nestled alongside enchanting canals, introducing a stunning walkout West backing bungalow with 3 bedrooms, 2 full bathrooms, centralized air-conditioning, spanning over 1400 square feet of living space, featuring front Single garage (Oversize), extra storage, premium finishes, fully developed basement with 2 bedrooms, this home effortlessly blends modern sophistication with a tranquil waterside ambiance. Upon entry, you're greeted by a spacious primary bedroom designed as a private retreat, while the main level unfolds with an open-concept layout seamlessly connecting living areas. The kitchen, adorned with stainless steel appliances with GAS stove and quartz countertops, exudes both functionality and elegance. Step onto the deck, let the day's worries dissipate as you absorb the captivating canal views. Abundant windows flood the space with natural light, enhancing the contemporary design and fostering an airy atmosphere. Descending to the walkout level, two additional bedrooms and a cozy living room await, providing ample space for guests or family members. Embracing indoor-outdoor living, this level opens up to the scenic canals, blurring the boundaries between indoors and outdoors. Adding to its allure, the townhome features a single attached garage for secure parking and extra storage. With a low condo fee, the community ensures a low-maintenance lifestyle, allowing you to focus on enjoying the beauty and tranquility of your surroundings.**

Inclusions: n/a
Property Listed By: PREP Realty

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









