



THE
A-TEAM

**RE/MAX
FIRST**

62 CANALS Circle, Airdrie T4B0S6

MLS®#: **A2186711**

Area: **Canals**

Listing Date: **02/12/25**

List Price: **\$654,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,739**
Low Sqft:
Ttl Sqft: **1,739**

Lot Information

Lot Sz Ar: **5,240 sqft**
Lot Shape:

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Landscaped,Lawn,Rectangular Lot**
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Paved**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 13`11"
Dining Room	Main	10`2" x 8`4"
Laundry	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`3" x 8`6"
4pc Bathroom	Second	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`1" x 3`7"
Kitchen	Main	11`7" x 10`1"
Bedroom - Primary	Second	14`3" x 13`2"
Bonus Room	Second	18`10" x 14`11"
Bedroom	Second	10`5" x 9`1"
Walk-In Closet	Second	0`0" x 0`0"

**Kitchen
Bedroom
Furnace/Utility Room**

**Basement
Basement
Basement**

**12`10" x 7`5"
11`9" x 11`9"
0`0" x 0`0"**

**Living Room
4pc Bathroom**

**Basement
Basement**

**12`7" x 12`0"
0`0" x 0`0"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

0312435

Remarks

Pub Rmks: **THE CANALS. 2 STOREY, 3BDRMS, 2.5 BATH, BONUS ROOM UP, WALKOUT ILLEGAL BASEMENT SUITE, RENOVATED WITH PAVED EXTRA PARKING BESIDE THE HOUSE. Look no further for your family home. This is the most amazing area in SW Airdire, 20 minutes from Calgary, and an easy commute to Calgary. Move-in Ready: This home has undergone many renovations. New paint, new blinds, updated kitchen, SS appliances with large double-door refrigerator. Walk-in Pantry, kitchen island, huge big windows with plenty of natural light. There's laundry on the main floor for the upper floor's use, hardwood and tile floors, and a cozy gas fireplace in the living room with a ceiling fan. Walk out to the large deck with stairs down to the fenced backyard below and enjoy summer bbq's. It'll fit a couch and table set. Upstairs, there's a huge bonus room with a Vaulted ceiling and a primary bdrm that's large enough for your king-size furniture. Walk-in closet and 4-piece ensuite. Finishing off the upstairs are 2 more good-sized bedrooms and a 4-piece bath with a cheater ensuite to one of the bedrooms with a walk-in closet. Down is an ILLEGAL 1 BDRM SUITE, WALK OUT BASEMENT WITH SEPARATE ENTRANCE. This suite is super clean and renovated with luxury vinyl plank flooring, galley kitchen with shaker cabinets, and a window. The bdrm is ex-large with 2 large windows, and the living room is bright with natural light and a sliding glass door out to the patio. There's a laundry and extra separate hot water tank for this illegal suite and storage. The siding, eaves and roof were all redone in 2016. This is an amazing neighborhood with walking paths, shopping and schools close by, and the Canals. Don't miss this affordable opportunity to own in this sought after community.**

Inclusions:
Property Listed By: **refrigerator, electric stove, washer, dryer
One Percent Realty**

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













