



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 CANALS Cove, Airdrie T4B3E8**

MLS®#: **A2187464**

Area: **Canals**

Listing Date: **01/13/25**

List Price: **\$799,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **5,016 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,417**  
Low Sqft:  
Ttl Sqft: **2,417**

DOM

**8**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Underground Sprinklers**  
Park Feat: **Double Garage Attached,Driveway,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Freezer,Gas Cooktop,Microwave,Oven,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 7`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`5" x 12`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`2" x 10`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 13`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`4" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 11`5"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`1" x 10`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 10`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`3" x 11`1"</b>	<b>Living Room</b>	<b>Basement</b>	<b>16`8" x 13`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`8" x 9`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 5`1"</b>

5pc Ensuite bath  
Bedroom  
Bedroom - Primary

Second  
Second  
Second

13`11" x 14`2"  
11`8" x 10`2"  
16`9" x 13`0"

Bedroom  
Family Room

Second  
Second

13`10" x 10`9"  
19`0" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0612007**

Zoning:  
**R1**

Remarks

Pub Rmks: **Located in a quiet and safe cul-de-sac with friendly neighbors, this spacious home offers over 3,400+ sqft of living space, including a finished (illegal) walkout basement suite with 2 bedrooms, a full bathroom, and a large living area with a fireplace. The main level features an open floor plan with hardwood floors, a large kitchen with a raised breakfast bar and stainless steel appliances, a cozy family room with a fireplace, and a huge Deck with stairs to the backyard and BBQ hook up.. Upstairs, you'll find 3 large bedrooms, 2 bathrooms, and a versatile bonus room. Large windows throughout fill the home with natural light . Lovingly maintained and close to parks and green spaces, this home is perfect for families —schedule a viewing today!**

Inclusions:  
Property Listed By: **N/A**  
**Prep Ultra**

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











