



## 122 Canals Close Airdrie Alberta

\$870,000

Behold this stunning air-conditioned WALKOUT home with the most beautiful views of the largest pond on the west side of Airdrie. Located on a quiet street, and sitting on a mature lot with many trees, this is without a doubt, the perfect setting for a family home. Walking inside, you'll appreciate the large windows that let the sun pour in throughout the main level. The large living room boasts a cozy gas fireplace with a stone hearth. The gorgeous executive kitchen has a spacious central island, full-height cabinetry, and a walk-through pantry. Off the open dining space is a door that leads out to the large walkout deck, and expansive south views of the water. A mudroom and a 2 piece bath round out the main level. Upstairs, a vaulted bonus room is perfect for family movie nights. The primary suite is at the back of the home to capitalize on the scenery outside. The 5-piece ensuite includes dual sinks, a soaker tub, and a separate tiled shower. Two additional bedrooms, a 4 piece bath, and an upper laundry room complete the second level. The lower walkout level has a 9-foot ceiling, rough in for a future bath, and large windows that look out onto the backyard. The yard has been meticulously maintained and features a stone patio with a fire pit, large trees, and a gate that leads out to a walking path. This is where the kids will make memories; learning to ride their bikes in the Spring and skating on the frozen pond in the winter. Fantastic location, walking distance to two elementary schools (OLQP & Ralph McCall) as well as a middle school (CW Perry). (id:6769)

Living room 18.08 Ft x 15.00 Ft

Kitchen 13.42 Ft x 12.08 Ft

Dining room 13.92 Ft x 8.75 Ft

2pc Bathroom Measurements not available

Bonus Room 13.92 Ft x 12.58 Ft

Laundry room 7.08 Ft x 5.42 Ft

Primary Bedroom 13.92 Ft x 12.50 Ft

Bedroom 12.75 Ft x 9.58 Ft

Bedroom 12.75 Ft x 9.58 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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