



261 Canals Circle Airdrie Alberta

\$699,000

A MUST SEE PROPERTY in THE CANALS, minutes from the WATER and all of the amazing Recreational spots within this community. Welcome home to this FULLY finished 5 BEDROOM, 3/1 BATHROOM home, with over 3200 SQFT of Living space, there is room for the entire family! Enjoy a tranquil backyard BACKING ONTO GREEN SPACE, with 1 UPPER DECK and 1 LOWER DECK that is covered perfect for some shade on a hot summer day. Step inside and appreciate 9' ceilings, HARDWOOD floors, CENTRAL AC, NEWER STAINLESS-STEEL APPLIANCES, Refrigerator 2021, Dishwasher 2021, Stove 2020, FRONT load Washer/Dryer 2019. Main floor boasts a BRIGHT & OPEN CONCEPT FLOORPLAN featuring an OFFICE, large LIVING ROOM with a cozy gas fireplace, spacious kitchen featuring a corner WALK-IN PANTRY, BUILT IN desk station perfect for working from home or doing homework, a sit-up breakfast bar with enough space for everyone in the morning, and finishing off the area a DINING NOOK with lots of WINDOWS overlooking the LARGE landscaped & fenced back yard, complete w/ a dog run & storage shed. The Second Floor, is separated by a split staircase leading to a bonus room that has been converted to a spacious bedroom complete with a closet and large window. The second set of stairs leads to a GENEROUS Primary suite including a WALK-IN closet & 5 PIECE ENSUITE with separate shower, SOAKER TUB & DOUBLE VANITY, 2 additional bedrooms share another full bathroom. Downstairs features the 5th bedroom, 4th bathroom, a MASSIVE family room complete w/ wet bar, 2nd full refrigerator, and CUSTOM FITTED wood wine rack under the stair's storage. This is an incredible opportunity in a sought after LOCATION in the heart of AIRDRIE (id:6769)

Bedroom 15.50 Ft x 15.58 Ft
Bedroom 11.33 Ft x 10.08 Ft
Bedroom 11.33 Ft x 13.00 Ft
Primary Bedroom 13.25 Ft x 17.25 Ft
5pc Bathroom 10.75 Ft x 13.42 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Other 5.75 Ft x 9.25 Ft

Furnace 5.33 Ft x 7.50 Ft
Bedroom 11.83 Ft x 15.00 Ft
Other 7.00 Ft x 14.58 Ft
Office 8.75 Ft x 9.92 Ft
Living room 19.00 Ft x 15.00 Ft
2pc Bathroom 5.00 Ft x 4.92 Ft
Dining room 10.08 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

4pc Bathroom7.42 Ft x 7.00 Ft

Recreational, Games room23.00 Ft x 19.58 Ft

Storage6.50 Ft x 9.50 Ft

Foyer10.17 Ft x 10.25 Ft

Kitchen12.08 Ft x 17.08 Ft