



316 Canals Crossing Sw Airdrie Alberta Alberta

\$419,900

Introducing a BRAND NEW BUILD, END UNIT in the CANALS, Airdrie's most sought-after neighborhood. This modern, sunlit townhome is perfectly situated, offering an ideal CENTRAL LOCATION. Step into the spacious open-concept living area, boasting LARGE WINDOWS, soaring 9' ceilings, and a beautifully upgraded kitchen with QUARTZ counters and a MARVELOUSLY Large Island, perfect for casual dinners. Enjoy sunny days on your private balcony just off the kitchen. Upstairs, the third floor hosts a spacious primary suite with a WALK-IN CLOSET and ensuite bathroom featuring sleek QUARTZ counters. Across the hall, discover 2 more generously sized bedrooms and another full bathroom. A convenient laundry closet with a brand new Full Size Washer & Dryer is nearby. This home has it all, and the location is unbeatable, with coffee shops, a grocery store, and scenic canal-side trails all within walking distance. Don't miss out on this fantastic opportunity!**** EXTRAS **** Total square footage according to RMS Measurements: 1436 sqft (See Last Pic). Home is available for immediate possession. (id:6769)

Kitchen 4.7 m X 2.74 m

Living room 6.96 m X 4.13 m

Dining room 6.96 m X 2.33 m

Other 2.27 m X 1.62 m

Bedroom 3.21 m X 3.96 m

Bedroom 2 3.04 m X 5.13 m

Bedroom 3 2.7 m X 3.81 m

Listing Presented By:



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