



## 326 Canals Crossing Airdrie Alberta

\$459,000

Presenting an exquisite walkout bungalow offering 1230+ Sq. Ft. of Living Space, this residence seamlessly combines contemporary elegance with a serene waterside setting. Situated along enchanting canals, this home provides an unparalleled retreat, offering both the luxury of a walkout level and the convenience of centralized air-conditioning throughout, ensuring a pleasant atmosphere year-round. Upon entering the main level, discover a spacious primary bedroom designed as a private haven with modern comforts. The heart of the home unfolds on this level, featuring an open-concept layout that seamlessly connects living spaces. The well-appointed kitchen boasts stainless steel appliances, infusing both functionality and sophistication. Quartz countertops grace the kitchen, elevating the culinary space with a touch of refined luxury. Ample windows adorn the main level, inviting abundant natural light that accentuates the contemporary design and creates an airy, uplifting atmosphere. Beyond the main level, the walkout level beckons with two additional bedrooms, ideal for accommodating family or guests. A cozy living room on this level provides a perfect space for relaxation or entertainment. Completing the walkout level, a full washroom ensures convenience for residents and guests alike. Embracing the concept of indoor-outdoor living, the walkout level opens up to picturesque canals, creating a seamless transition between the interior and the captivating outdoor surroundings. Imagine waking up to tranquil water views or enjoying the soothing sounds of nature in the evening. The attached garage further enhances convenience, providing secure parking with direct access to the home. With its modern design, thoughtful layout, premium finishes, inclusion of centralized air-conditioning, and ample windows bringing in natural light, this walkout bungalow offers a perfect blend o...

4pc Bathroom 5.75 Ft x 8.08 Ft  
Bedroom 10.83 Ft x 9.33 Ft  
Living room 13.25 Ft x 8.67 Ft  
Furnace 6.50 Ft x 26.00 Ft  
Other 5.75 Ft x 5.08 Ft  
Bedroom 9.33 Ft x 11.58 Ft

4pc Bathroom 5.08 Ft x 8.00 Ft  
Other 5.58 Ft x 9.92 Ft  
Primary Bedroom 12.92 Ft x 10.42 Ft  
Dining room 7.83 Ft x 12.50 Ft  
Kitchen 8.83 Ft x 15.75 Ft  
Living room 14.17 Ft x 8.08 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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

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