



380 CANALS Crossing Airdrie Alberta

\$439,900

WELCOME to your DREAM HOME in this AIR-CONDITIONED 1316 Sq Ft Developed Space END-UNIT BUNGALOW Townhouse boasting 3 Bedrooms facing the STUNNING VIEWS of the Canal, 2 Bathrooms, a Single Car Garage incl/Driveway for Extra parking, a WALK-OUT Basement on a QUIET street in the Community of CANALS in Airdrie!!! Discover the perfect blend of COMFORT, + ELEGANCE as you're greeted by a Covered Porch that leads to a BRIGHT OPEN-CONCEPT Layout w/NEUTRAL Tones featuring 9' ceilings. It is PERFECT for ENTERTAINING w/Living Room that flows seamlessly into the Dining area for those COZY meals around the table w/LOVED Ones sharing LAUGHTER, + provides access to a LOVELY 9'10" x 6'1" Deck--ideal for ENJOYING your morning coffee or sunsets overlooking the canal. The 'Heart of the HOME' is the SLEEK Kitchen, showcasing WHITE Cabinetry, SS Appliances, + QUARTZ Countertops. The Kitchen ISLAND doubles as a BREAKFAST BAR for quick meals, while a pantry area around the corner offers additional storage. A convenient entry from the garage ensures easy access when bringing in groceries. The main floor also features a SPACIOUS Primary Bedroom incl/Cheater door to a 4-pc bathroom, w/ Tub for those days you need to RELAX after a long day. Venture downstairs to the WALK-OUT Basement where the laundry room, a 2nd Bedroom which can also be a HOME OFFICE, + the Utility Room lead to a 14'2" x 3'4" STORAGE ROOM, making ORGANIZATION a BREEZE. The Family Room has AMPLE NATURAL LIGHT through Sliding doors that lead directly to the outdoor patio. Enjoy Movie nights or LIVELY Games in this VERSATILE space. It isn't just a room; it's a place where MEMORIES are made. The THOUGHTFUL DESIGN ensures that every moment spent here will be CHERISHED. Outside you can see the GREEN SPACE, offering a SERENE OUTDOOR RETREAT that will CAPTIVATE you. A 3rd Bedroom has a WALK-IN Closet for a TEENAGER or a GUEST. An a...

Family room 13.50 Ft x 8.58 Ft

Bedroom 9.67 Ft x 8.83 Ft

Bedroom 11.83 Ft x 9.50 Ft

Laundry room 6.75 Ft x 2.92 Ft

4pc Bathroom 8.08 Ft x 6.00 Ft

Other 6.00 Ft x 5.17 Ft

Storage 14.17 Ft x 3.33 Ft

Furnace 6.42 Ft x 5.75 Ft

Living room 11.42 Ft x 8.67 Ft

Kitchen 8.50 Ft x 7.08 Ft

Dining room 12.08 Ft x 8.17 Ft

Foyer 4.92 Ft x 3.17 Ft

Primary Bedroom 12.92 Ft x 10.50 Ft

4pc Bathroom 7.50 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.simondhunt.com/>



Real Estate Professionals Inc.

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

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