



## 459 Canals Crossing Airdrie Alberta

\$425,000

**\*\*Welcome to Your Dream Townhouse with a Fully Finished Basement, Including a Bedroom, Full Bath, and Rec Room!\*\*** Discover this stunning, fully upgraded 3-bedroom, 3.5-bath townhouse with an attached garage, nestled in the family-friendly community of The Canals. Boasting over 1500 SF of thoughtfully designed living space, this home features elegant flooring and soaring 9' ceilings, creating a bright and inviting atmosphere perfect for both entertaining and relaxing.### **\*\*Key Features:\*\*** - **\*\*Gourmet Kitchen:\*\*** Enjoy luxurious quartz countertops, stainless steel appliances, modern cabinetry, and a custom backsplash - ideal for any home chef. **\*\*Bright Living Area:\*\*** The spacious living room is filled with natural light thanks to large windows, creating a welcoming environment for all your gatherings. **\*\*Convenient Layout:\*\*** The main floor offers a 2-piece powder room and direct access to the attached garage, ensuring maximum convenience. **\*\*Upstairs Comfort:\*\*** Retreat to two large bedrooms, including a primary suite with a spacious walk-in closet and a luxurious 4-piece ensuite with a tub/shower combo. The second bedroom has its own 4-piece bathroom, and a handy laundry area is conveniently located just outside the bedrooms. **\*\*Finished Lower Level:\*\*** The builder-finished basement includes a large family room, a third bedroom, a full 4-piece bathroom, and extra storage - perfect for extended living space or entertaining. **\*\*Prime Location:\*\*** With easy access to schools, parks, and local amenities such as Tim Hortons, a car wash, grocery stores, and golf courses, convenience is right at your doorstep. **\*\*Affordable Living:\*\*** Low condo fees make this townhouse an attractive option for any buyer seeking quality living at an affordable price. Don't miss your chance to call this gorgeous townhouse home! **\*\*Book your viewing today!\*\*** (id:6769)

Recreational, Games room 13.50 Ft x 10.25 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Bedroom 8.00 Ft x 11.83 Ft

Living room 13.67 Ft x 112.00 Ft

2pc Bathroom 8.58 Ft x 3.00 Ft

Eat in kitchen 13.50 Ft x 12.50 Ft

Bedroom 9.00 Ft x 10.08 Ft

Primary Bedroom 9.08 Ft x 12.00 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Listing Presented By:



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