



## 484 Canals Crossing Airdrie Alberta

\$398,900

Welcome to this charming 2-bedroom, 3-bathroom townhome, offering IMMEDIATE POSSESSION in the sought-after community of Canals in Airdrie. This well-designed home features a SINGLE ATTACHED GARAGE and a thoughtfully laid-out floor plan with modern finishes throughout. As you enter the home, you'll be welcomed by a spacious den on the entry level. This versatile room, complete with cozy carpet, is perfect for use as a home office or additional living area. Also on this level, you'll find a convenient 2-piece bathroom, access to the attached garage, and the PRIVATE FRONT YARD area, offering a serene outdoor space to enjoy. Upstairs, the main level is designed for modern living with LUXURY VINYL FLOORING that flows seamlessly throughout. The stylish kitchen is equipped with NEW stainless steel appliances, including a refrigerator, microwave hood fan, dishwasher, and electric oven. A granite countertop and a kitchen island provide both function and elegance, while ample cabinet space ensures you have plenty of room for storage. The open-concept living and dining areas are bathed in natural light, with a large window in the living room that adds a bright and airy feel to the space. This flow-through design makes the main level ideal for entertaining or relaxing with family and friends. As you move upstairs, you'll discover two inviting bedrooms. The first room offers flexibility, functioning equally well as a home office or a guest bedroom, featuring a large window that keeps the space bright and airy. Also on this level is a 4-piece bathroom with extra cabinetry, providing plenty of space for all your bathroom essentials. The primary bedroom is a peaceful retreat, featuring an ample closet and a beautifully UPGRADED 3-piece ensuite bathroom with a granite countertop. This tranquil space is designed with comfort in mind. This townhome is ideally located in the vibrant communi...

2pc Bathroom 5.75 Ft x 4.83 Ft  
Den 8.67 Ft x 8.75 Ft  
Foyer 6.67 Ft x 13.25 Ft  
Dining room 9.50 Ft x 10.50 Ft  
Kitchen 13.25 Ft x 13.50 Ft

Living room 13.25 Ft x 12.92 Ft  
3pc Bathroom 6.42 Ft x 7.08 Ft  
4pc Bathroom 5.83 Ft x 7.58 Ft  
Bedroom 13.17 Ft x 10.00 Ft  
Bedroom 10.83 Ft x 10.67 Ft

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