



## 259 Canals Close Airdrie Alberta

\$769,900

Welcome to #259 Canals Close SW in the highly sought-after community of Airdrie -- a rare opportunity to own a fully finished home backing directly onto green space in the heart of The Canals. Perfectly positioned on a low-traffic cul-de-sac, this sunny southwest-backing lot offers privacy, open views, and immediate access to the canal pathways and pond just steps from your door. With 4 bedrooms + a main floor den and 3.5 bathrooms, this meticulously maintained home showcases true pride of ownership inside and out. From the moment you arrive, you'll appreciate the upgraded Gemstone soffit lighting, heated garage, and lifetime warranty triple pane windows and doors designed for comfort and efficiency year-round. The bright, open-concept main floor presents beautifully with rich hardwood flooring, granite countertops, a large central island, pantry, and elegant tile work. The kitchen flows seamlessly into the dining and living areas, anchored by a striking stone fireplace feature wall -- creating the perfect setting for entertaining or cozy family evenings. A convenient half bath and main floor den (currently used as an office, complete with egress window and suitable as a bedroom) provide flexibility for working from home or hosting guests. Upstairs, the spacious primary retreat offers a walk-in closet and a spa-inspired en suite with dual granite vanities, a deep soaker tub, and separate shower. The bonus room overlooks the backyard and green space -- an ideal spot for movie nights or a children's play area. Two additional generous bedrooms are perfectly situated next to a full bath and a large upper-level laundry room for everyday convenience. The fully developed basement expands your living space with a large family/rec room, fourth bedroom, full bathroom, upgraded water softener, and central vacuum system -- ideal for guests, teens, or entertaining. Step ou...

Bonus Room 14.17 Ft x 12.75 Ft  
 Laundry room 9.58 Ft x 6.00 Ft  
 Primary Bedroom 15.75 Ft x 11.92 Ft  
 Bedroom 12.00 Ft x 9.92 Ft  
 Bedroom 12.42 Ft x 9.67 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Bedroom 13.58 Ft x 10.17 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Kitchen 13.75 Ft x 11.00 Ft  
 Dining room 13.92 Ft x 8.50 Ft  
 Living room 15.17 Ft x 13.92 Ft  
 Office 10.33 Ft x 9.00 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX Realty Professionals**

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5pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Family room 18.67 Ft x 13.67 Ft