



# 274 Canals Crossing Airdrie Alberta

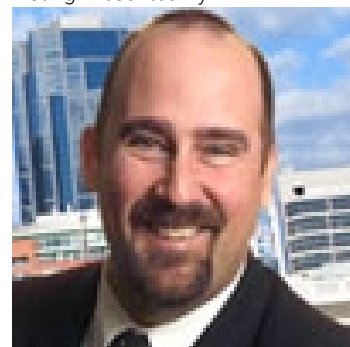
\$474,900

\*\*\*CHECK OUT THE CINEMATIC VIDEO TOUR!\*\*\*Step into modern living with this beautifully upgraded 3-story townhouse, complete with an attached garage, perfectly situated on the scenic canal in the heart of Airdrie. Offering the perfect blend of style and functionality, this home boasts 3 cozy bedrooms, 2.5 bathrooms, and a spacious 1,567 sq ft of thoughtfully designed living space. The best part? This home backs directly onto the canal and picturesque walking paths, offering peaceful views that can be enjoyed every day. Imagine waking up to the tranquility of canal views from your master bedroom or sipping your morning coffee on the spacious balcony, surrounded by serene beauty. The heart of this home is its modern kitchen, equipped with upgraded appliances, including a premium slide-in gas range—perfect for preparing your favorite meals. The main level flows effortlessly, featuring a spacious dining area, an inviting living room, and access to the balcony, making it ideal for both relaxation and entertaining. Upstairs, you'll find your private retreat, complete with three bedrooms. The master suite offers a walk-in closet and a luxurious 4-piece ensuite—your perfect place to unwind. Every room in this townhouse is designed to maximize the stunning setting, with both the master and an additional bedroom offering canal views. Added convenience includes upstairs laundry. With an attached single garage, extra driveway parking, and ample visitor parking, convenience is at your doorstep. Nestled in a family-friendly community, this townhouse is close to schools, parks, and shopping—everything you need for a connected and comfortable lifestyle. Priced to move, this stunning townhouse presents a rare opportunity to secure a home that offers both comfort and elegance. Don't miss your chance to make this your new home or a smart addition to your investment portfolio! CALL ...

Kitchen 18.50 Ft x 10.67 Ft  
 Dining room 17.08 Ft x 9.17 Ft  
 Living room 17.33 Ft x 12.08 Ft  
 2pc Bathroom 8.17 Ft x 3.08 Ft  
 Furnace 4.00 Ft x 5.58 Ft  
 Primary Bedroom 11.50 Ft x 14.42 Ft

Other 8.25 Ft x 7.00 Ft  
 4pc Bathroom 9.08 Ft x 5.00 Ft  
 Bedroom 9.08 Ft x 13.42 Ft  
 Bedroom 7.92 Ft x 13.42 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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