



310 Canals Boulevard Airdrie Alberta

\$550,000

Welcome to this 2-storey detached home, perfectly situated on a generously sized lot in a highly sought-after family-friendly community. This home offers an ideal blend of comfort and functionality. As you enter, you are greeted by a welcoming foyer complete with a convenient coat closet. The spacious family room features a cozy gas fireplace and a large, bright window that fills the space with natural light. The functional kitchen boasting stainless steel appliances, a corner pantry, and a moveable center island, making meal preparation a breeze. From the kitchen, step out to the rear east-facing yard—a true outdoor oasis with a composite deck, mature landscaping and a large stamped concrete patio. This level also includes a separate formal dining area, a handy half bath, and a laundry/mudroom for added convenience. Upstairs, you'll find a versatile bonus room perfect for a play/games area, movie nights or home office. Also hosts three nicely sized bedrooms, including the primary suite, which features a luxurious 4-piece ensuite with a jetted soaker tub and separate shower. This home is ideally located close to schools and shopping, making daily errands and commutes a breeze. Additional features include remaining warranty on the newer high-efficient furnace, ensuring peace of mind for years to come. Don't miss out on this fantastic opportunity to own a home in a vibrant, family-oriented neighbourhood of the Canals! (id:6769)

Family room 22.33 Ft x 11.17 Ft
 Other 10.92 Ft x 9.17 Ft
 Furnace 16.00 Ft x 14.00 Ft
 Eat in kitchen 12.58 Ft x 8.08 Ft
 Breakfast 5.00 Ft x 4.00 Ft
 Living room 12.58 Ft x 11.42 Ft
 Dining room 10.33 Ft x 9.00 Ft
 2pc Bathroom 7.00 Ft x 5.00 Ft

Foyer 5.00 Ft x 5.00 Ft
 Laundry room 7.33 Ft x 5.17 Ft
 Primary Bedroom 15.00 Ft x 11.67 Ft
 4pc Bathroom 9.92 Ft x 7.92 Ft
 Bedroom 10.42 Ft x 8.50 Ft
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 4pc Bathroom 7.92 Ft x 4.92 Ft
 Bonus Room 16.92 Ft x 11.50 Ft

Listing Presented By:



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