



## 348 CANALS Crossing Airdrie Alberta

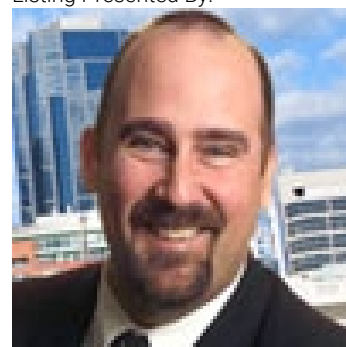
\$462,500

Step into this stunning residence, featuring a sprawling open-concept living area with expansive windows that create an airy ambiance, enhanced by towering 9-foot ceilings. On the main floor, a generously sized den offers versatility as a home office or multipurpose space. The heart of the home is the exquisitely upgraded kitchen, showcasing lavish QUARTZ countertops and an impressively spacious island, perfect for casual dining experiences. Enjoy the luxury of a private balcony adjacent to the kitchen, providing a delightful space for soaking up sunny days. Ascend to the third floor to find a generously proportioned primary suite complete with an ensuite bathroom adorned with sleek QUARTZ counters. Across the hall, another sizable bedroom awaits, accompanied by a full bathroom. Nearby, a convenient laundry closet equipped with a Full Size Washer & Dryer adds to the home's practicality. Combining luxury and convenience, this home is ideally located in an unbeatable area, with numerous amenities such as coffee shops, a grocery store, and picturesque canal-side trails all within easy walking distance. (id:6769)

Other 3.00 Ft x 4.42 Ft  
Kitchen 16.58 Ft x 10.58 Ft  
2pc Bathroom 5.42 Ft x 4.58 Ft  
Other 6.17 Ft x 10.08 Ft  
Dining room 14.58 Ft x 8.08 Ft  
Living room 14.83 Ft x 13.00 Ft  
Primary Bedroom 11.33 Ft x 10.83 Ft

Other 5.42 Ft x 6.83 Ft  
3pc Bathroom 8.92 Ft x 4.92 Ft  
Laundry room 3.25 Ft x 3.50 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
Bedroom 9.00 Ft x 10.83 Ft  
Bedroom 7.92 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://aucticinvestgroup.com/>

**RE/MAX Realty Professionals**

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