



427 Canals Boulevard Airdrie Alberta

\$1,199,000

Welcome to 427 Canals Blvd SW, a stunning former show home that seamlessly blends luxury, functionality, and timeless design. Offered by the original owners, this immaculate property boasts every upgrade imaginable and has been meticulously cared for from day one. With 3,066 sq. ft. of beautifully designed living space on the upper levels, plus an expansive triple attached heated garage, this home delivers sophistication & comfort in every detail. From the moment you arrive, the curb appeal is undeniable. The professionally landscaped yard is enhanced by an underground sprinkler system, night lighting (soffit lighting as well) while the impressive stamped concrete patio with gas line hookup & included gazebo provides a private retreat for outdoor entertaining. Step inside and you're greeted with soaring ceilings and an open, light filled layout that showcases the craftsmanship and thoughtful design throughout. The main floor is both elegant and practical, featuring a dedicated office for those who work from home, custom built-ins for added style and storage, and a chef's dream kitchen with quartz countertops, premium appliances, abundant cabinetry & a walk-through pantry. The spacious great room invites relaxation with its warm, welcoming ambiance, while the dining area flows seamlessly to the outdoor patio for effortless indoor-outdoor living. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with a spa-like en suite retreat—complete with a deep soaker tub, oversized shower, dual sinks, and designer finishes. A massive bonus room offers the perfect space for family movie nights, games, or a quiet escape. The triple attached heated garage is a showpiece of its own, featuring epoxy floors and custom storage solutions that reflect the same pride of ownership seen throughout the home. Extended curved driveway and RV Parking jus...

Bonus Room 16.00 Ft x 13.00 Ft
Laundry room 12.50 Ft x 5.75 Ft
Primary Bedroom 19.67 Ft x 13.92 Ft
Bedroom 12.50 Ft x 9.92 Ft
Bedroom 12.50 Ft x 10.92 Ft
Bedroom 12.58 Ft x 10.92 Ft

5pc Bathroom .00 Ft x .00 Ft
Kitchen 16.25 Ft x 16.67 Ft
Dining room 10.75 Ft x 16.67 Ft
Living room 17.00 Ft x 17.00 Ft
Office 10.50 Ft x 11.17 Ft
2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



Originally Listed by:
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