



## 440 Canals Boulevard Airdrie Alberta

\$869,900

Craving a luxurious, spacious oasis in Airdrie? Look no further than this stunning 2,767 sq. ft. custom-built masterpiece by Westview Builders at 440 Canals Blvd SW. Designed for both comfortable living and grand entertaining, this 3-bedroom, 2.5-bathroom home offers the perfect blend of elegance and functionality. Step inside and be greeted by gleaming hardwood floors that flow throughout the main floor, leading you to a grand open-concept living area. A captivating gas fireplace with stone accents creates a warm and inviting atmosphere, while vaulted ceilings add a touch of grandeur. Prepare gourmet meals in the chef-inspired kitchen featuring granite countertops, professional stainless steel appliances, a walk-through pantry, and a central island with an eating bar - perfect for casual breakfasts or hosting social gatherings. The kitchen also features a beverage fridge, built-in wall oven, and microwave. Unwind on the deck and stone patio, and envision summer barbecues or starlit evenings spent soaking in the fresh Airdrie air. The backyard is fully fenced with a dog run. The main floor also boasts a convenient den/flex room, a 2-piece bathroom, a laundry room, and a mudroom with direct garage access for ultimate practicality. Ascend the stairs to discover a spacious bonus room, three well-sized bedrooms, and a loft area - ideal for a playroom or home office. A full bathroom serves the secondary bedrooms, while the master suite provides a luxurious haven with a walk-in closet and a gorgeous 5-piece ensuite. (id:6769)

Family room 14.92 Ft x 15.50 Ft

Primary Bedroom 15.00 Ft x 13.92 Ft

5pc Bathroom Measurements not available

Bedroom 10.50 Ft x 10.50 Ft

Bedroom 10.42 Ft x 14.25 Ft

4pc Bathroom Measurements not available

Living room 10.50 Ft x 12.00 Ft

Dining room 14.92 Ft x 9.25 Ft

Kitchen 15.08 Ft x 15.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca