



## 459 Canals Crossing Airdrie Alberta

\$445,000

**\*\*Welcome to Your Dream Townhouse! \*\*** Discover this stunning, fully upgraded 3 bedroom, 3.5 bath townhouse with an attached garage in the family-friendly community of The Canals. With over 1500 SF of thoughtfully designed living space, this home features elegant flooring and soaring 9' ceilings, creating a bright and inviting atmosphere perfect for entertaining or relaxing. **\*\*Key Features:\*\*** **\*\*Gourmet Kitchen:\*\*** Enjoy elegant quartz countertops, stainless steel appliances, Modern style cabinetry, custom backsplash. **\*\*Bright Living Area:\*\*** The spacious living room boasts large windows that flood the space with natural light. **\*\*Convenient Layout:\*\*** The main floor includes a 2-piece powder room and direct access to your attached garage. **\*\*Upstairs Comfort:\*\*** Retreat to two large bedrooms, including a primary suite with a spacious walk-in closet and a luxurious 4-piece ensuite with a tub/shower combo. The second bedroom has its own 4-piece bathroom, and a handy laundry area is just outside the bedrooms. **\*\*Finished Lower Level:\*\*** The builder-finished basement offers a large family room, a third bedroom, a full 4-piece bathroom, and extra storage. **\*\*Prime Location:\*\*** Enjoy easy access to schools, parks, and amenities like Tims, car wash, grocery, golf. **\*\*Affordable Living:\*\*** With low condo fees this townhouse is an attractive option for any buyer. Don't miss your chance to call this gorgeous townhouse home! Book your viewing today! (id:6769)

Recreational, Games room 13.50 Ft x 10.25 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Bedroom 8.00 Ft x 11.83 Ft

Living room 13.67 Ft x 112.00 Ft

2pc Bathroom 8.58 Ft x 3.00 Ft

Eat in kitchen 13.50 Ft x 12.50 Ft

Bedroom 9.00 Ft x 10.08 Ft

Primary Bedroom 9.08 Ft x 12.00 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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

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