



# 538 Canals Crossing Airdrie Alberta

\$485,000

Open House: 12-5p.m. November 9&10 Investor-first time buyers alert. Welcome to your dream home at 538 Canals Crossing in Airdrie's picturesque Canals community! This stunning 3-story townhome offers a seamless blend of modern upgrades, thoughtful design, and a location that brings nature and amenities right to your doorstep. As you step inside, you'll be greeted by a flexible main-floor den! A perfect space for a home office, massage room, or creative studio; complete with a bathroom and direct access to both the garage and front door. Open the front door, and you're right on the community park, with beautiful walking paths winding through the canals for an active and peaceful lifestyle. Venture up to the expansive second floor, designed with the entertainer in mind. Here, an upgraded kitchen awaits, boasting quartz countertops, stainless steel appliances, and designer lighting. The open concept flows effortlessly into the spacious living and dining areas, making it a perfect space for gatherings, meals, and memories. The top floor offers flexibility and charm with two inviting secondary bedrooms and a 4-piece bathroom. The real highlight, though, is the west-facing primary suite, where you'll enjoy spectacular sunset views each evening. This luxurious retreat includes a spacious walk-in closet and a private 4-piece ensuite, giving you a quiet space to unwind. Living in the Canals community means having everything you need within reach. Top-rated schools, like Ralph McCall School and W.H. Croxford High, are nearby. Shopping at Real Canadian Superstore and Save On Foods, along with local dining favorites like Sorso Cafe and Bistro Zenbu, are just minutes away. The best part about it all is that the home can come fully furnished! (id:6769)

Foyer 9.08 Ft x 4.00 Ft  
Den 9.58 Ft x 9.00 Ft  
2pc Bathroom 6.17 Ft x 4.75 Ft  
Furnace 10.00 Ft x 3.00 Ft  
Living room 16.83 Ft x 14.00 Ft  
Kitchen 13.42 Ft x 12.83 Ft

Dining room 12.33 Ft x 10.00 Ft  
Primary Bedroom 11.58 Ft x 10.08 Ft  
4pc Bathroom 7.25 Ft x 5.25 Ft  
Bedroom 9.17 Ft x 8.50 Ft  
Bedroom 9.25 Ft x 8.33 Ft  
4pc Bathroom 9.25 Ft x 4.83 Ft

Listing Presented By:



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