



# 94 Canals Circle Airdrie Alberta

\$675,000

**\*\*BACK ON MARKET due to financing\*\*.** **\*\*ON A WHOLE DIFFERENT LEVEL\*\*** Welcome Home! This Beautifully RENOVATED & Fully DEVELOPED 6 BEDROOM WALK-OUT is nestled on an Oversized LOT fronting the PARK in the Family Friendly & Prestigious Community of Canals! Boasting 3600ft over 3 levels, this WONDERFUL FAMILY HOME showcases a BRIGHT & INVITING Entrance w/ Grand Vaulted Ceilings & Centerpiece Staircase, BRAND NEW HARDWOOD flooring, FRESH PAINT, NEW LED Lighting throughout & an abundance of NATURAL LIGHT compliments of the large WINDOWS, all adding to the Expansive Layout of the home. The main floor is the HEART OF THE HOME, showcasing a Lovely Open Concept Formal Dining & Living Room w/ VAULTED Ceilings & a Sunny West Facing Picturesque Window overlooking the PARK - the IDEAL spot for ENTERTAINING Friends & Family! The classic CHEF'S KITCHEN features plenty of CABINETRY & Counterspace, STAINLESS STEEL Appliances, Walk-in Pantry PLUS a Breakfast nook offering an additional space for the family to gather at meal time & direct access to the East facing Deck.. Ahhh warm morning coffee in the sunshine! Just off the Kitchen is a lovely Family Room w/ Large WINDOWS & Cozy GAS FIREPLACE overlooking the Manicured Backyard, the LAUNDRY/MUDROOM w/ Extra Storage & a 2 Pc Powder Room conveniently tucked away from the main living areas! Heading upstairs, the BRIGHT Open Staircase leads you to the Huge BEAUTIFUL Master Suite w/ Separate Sitting area, Large WALK-IN CLOSET & Full Private ENSUITE complete w/ WALK-IN Shower & JETTED CORNER TUB! Rounding off this level are 3 MORE generously sized BEDROOMS & another 4pc Main Bathroom. The FULLY DEVELOPED WALK-OUT Basement features a Large GAMES/REC ROOM & additional FAMILY/THEATRE ROOM - the perfect spot for movie nights w/ the Family or having everyone over for the big game! Additionally you'll find your 5th & 6th BEDROOMS & anot...

- Bedroom 9.67 Ft x 11.17 Ft
- Bedroom 9.83 Ft x 15.33 Ft
- Media 13.92 Ft x 14.25 Ft
- Family room 9.92 Ft x 16.25 Ft

- Living room 11.50 Ft x 14.08 Ft
- Family room 14.50 Ft x 17.75 Ft
- Laundry room 6.25 Ft x 8.42 Ft

2pc Bathroom Measurements not available  
 Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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### RE/MAX Realty Professionals

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Furnace 9.00 Ft x 14.00 Ft

4pc Bathroom Measurements not available

Other 7.67 Ft x 9.25 Ft

Kitchen 13.33 Ft x 15.17 Ft

Breakfast 5.00 Ft x 9.92 Ft

Dining room 9.75 Ft x 13.08 Ft

Primary Bedroom 11.83 Ft x 14.17 Ft

Bedroom 10.50 Ft x 11.25 Ft

Bedroom 10.08 Ft x 11.58 Ft

Bedroom 10.92 Ft x 11.25 Ft

4pc Bathroom Measurements not available