



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

362 Canals Crossing SW
Airdrie, Alberta

MLS # A2306282



\$382,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	689 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions:	N/A
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Welcome to 362 Canals Crossing in the heart of Airdrie. Spring has arrived, and there's no better way to enjoy it than in this stunning, one-of-a-kind townhome with breathtaking canal views from nearly every room. 1300 sqf of living space!!! From the moment you step inside, you're greeted by abundant natural light and upscale finishes that create a warm, modern feel throughout. The thoughtfully designed main living space features a spacious kitchen with a large island, perfect for entertaining or everyday living, that flows seamlessly into the inviting upper living room, where those water views truly shine. The main floor also offers incredible versatility with a bedroom and full bathroom, ideal for guests, a home office, or multi-generational living, along with direct access to your attached garage and private driveway, providing parking for two. Downstairs, the fully finished walk-out level expands your living space with a generous family room, a second bedroom, a full bathroom, and a convenient laundry area. Step outside to your private patio and take in even more of those serene canal views, your own peaceful retreat. With additional storage and a location that offers both beauty and lifestyle, this home is more than just a place to live, it's a place to love. Don't miss your opportunity to call this exceptional property home.