



**GRASSROOTS**  
REALTY GROUP

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**471 Canals Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2306398**



**\$1,075,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,516 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Ov		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Basement - Refrigerator, Washer, Dryer

Cul-de-sac location&hellip; with Boulevard in the address&mdash;how is that even possible? Welcome to one of the most exclusive and coveted locations in all of The Canals, and arguably Airdrie. Backing directly onto the canal, this extraordinary executive home offers uninterrupted water views from every single room&mdash;an incredibly rare and sought-after setting. From the moment you step inside, you&rsquo;re greeted by soaring vaulted ceilings and a grand, light-filled entrance that immediately sets the tone. The main living space is nothing short of spectacular, featuring expansive windows that span the entire rear of the home, perfectly framing those breathtaking canal views while flooding the space with natural light. The kitchen is a true chef&rsquo;s dream, fully upgraded with waterfall granite countertops, high-end appliances, a gas cooktop, built-in double ovens, a wine fridge, and a walk-in pantry, all designed to seamlessly flow into the spacious dining area and out onto the show-stopping two-tiered deck&mdash;perfect for entertaining, relaxing, and enjoying the peaceful waterfront lifestyle. The yard offers ample space for family activities along with a dedicated dog run for your furry companions. The main floor is complete with a thoughtfully designed mudroom featuring built-in lockers for added convenience. Upstairs, the views continue with two generously sized bedrooms overlooking the canal, while the primary retreat is nothing short of exceptional, offering stunning water views, a luxurious 5-piece ensuite, and a spacious walk-in closet. A large bonus room completes the upper level, once again showcasing those incredible canal views. The fully finished basement elevates the home even further with a dream mother-in-law suite, complete with a beautifully finished kitchen, an inviting family room, a large bedroom, and a double-vanity

bathroom&mdash;ideal for extended family or guests. Additional highlights include an oversized heated garage (heater installed in 2025), New Carpets (2025), two new A/C units (2022), a hot water tank (2022), a new water softener (2025), a storage shed, and extra parking. This home has been immaculately maintained and showcases pride of ownership throughout. This isn&rsquo;t just a home&mdash;it&rsquo;s a lifestyle, offering waterfront living, unmatched views, and a location that simply cannot be replicated. You truly have to see it to believe it.