



GRASSROOTS
REALTY GROUP

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284 Canals Crossing SW Airdrie, Alberta

MLS # A2310521



\$399,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	743 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

Welcome to this beautifully updated 3 bedroom, 2.5 bathroom walkout townhome in the sought after Canals in Bayside of Airdrie. Built by Slokker Homes, this stylish and functional property offers incredible canal views, an east facing orientation with stunning sunset views, and thoughtful upgrades throughout. Inside, you'll find luxury vinyl plank flooring throughout the entire home with no carpet, creating a modern and low-maintenance living space. The kitchen has been enhanced with over \$4,000 in upgraded matching Maytag appliances, a large added pantry, upgraded sink drains and faucet, plus a gas line on the patio just off the kitchen perfect for BBQ season. Both bedrooms have been enlarged to maximize comfort and functionality, while French doors were added to create an open and inviting feel. The walkout lower level features a spacious bedroom with an added half bath nearby, plus large additional storage closets both downstairs and in the upper hallway. Additional upgrades include upgraded blinds throughout, electric blinds on the upper and lower sliding doors, newly re screened upstairs sliding doors, painted wood feature walls with hooks in both full bathrooms, and the entire home was repainted last year with two coats of upgraded paint. The unit is also plumbed for future air conditioning installation and the garage has added electrical service ideal for a workshop setup. Offering modern upgrades, beautiful canal views, and an unbeatable location close to pathways, parks, and amenities, this move in ready home combines comfort, style, and practicality in one exceptional package. This unit boasts more upgrades and engagements than any other unit in the complex (over 60K in custom add ons and enhancements at the building stage), it is truly one of a kind! Call your favorite realtor today for a private viewing!

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