



**GRASSROOTS**  
REALTY GROUP

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**71 Canals Close SW  
Airdrie, Alberta**

**MLS # A2313953**



**\$899,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,916 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** window coverings

**NEW PRICE - UNDER \$900K! STELLAR DEAL ALERT!** Call your favourite Realtor today before it's gone!\*\*WATCH THE VIDEO TOUR\*\*The moment you pull up to this home, you can already tell it is something special - an extensively upgraded family home sitting on a massive corner lot backing directly onto walking paths in one of Airdrie's most loved family communities. Offering almost 3,000 SQ FT above grade and over 4,100+ SQ FT of developed living space, this fully upgraded home is designed for families wanting more space, more upgrades and more lifestyle. CORNER LOT | 6 BEDROOMS | 3.5 BATHROOMS | HEATED EXTENDED DOUBLE GARAGE | RV PARKING | OVER \$100K IN RECENT UPGRADES | FINISHED BASEMENT | STEAM SHOWER | HOT TUB | COMPOSITE DECK | BLACK ALUMINUM FENCE | CUSTOM MDF SHELVING | WALKING PATH ACCESS | WALK TO POND | 6000+ SQ FT LOT. Living in The Canals means enjoying scenic canals, endless walking paths, nearby schools, parks, playgrounds, shopping, grocery stores and restaurants. The massive corner lot with direct walking path access creates the perfect blend of privacy, space, and convenience. Step inside and you're immediately greeted by soaring 9-foot ceilings, upgraded laminate flooring, fresh paint throughout and an abundance of natural light pouring in from the extra corner-lot windows. The main floor showcases a spacious office perfect for working from home, an upgraded mudroom with custom MDF shelving and tile flooring designed for busy family living and an impressive chef-inspired kitchen featuring new premium appliances, tons of cabinetry, massive island and a huge dining area built for entertaining and family gatherings. The living room is a true showpiece with upgraded black tile fireplace detailing creating a warm and

luxurious atmosphere. Walking upstairs, the home continues to impress with designer railing, brand-new premium carpet and custom MDF shelving upgrades throughout. The vaulted bonus room with custom media built-ins and electric fireplace creates the perfect family lounge space. The massive primary suite feels like a private retreat with vaulted ceilings, oversized windows, walk-in closet, and a spa-inspired 5-piece ensuite complete with a steam shower upgrade. Three additional oversized bedrooms, a spacious upper laundry room with sink and thoughtful family-focused design complete the upper floor. The fully finished 2 Bed 1 Bath basement comes with a huge rec room ideal for movie nights, gym space or extended family living. Additional upgrades include a new furnace installed in 2025 for added comfort and peace of mind. Step outside into your backyard retreat featuring a huge two-tier composite deck, spacious yard, upgraded black aluminum fencing, hot tub and direct access to walking paths. The RV parking and extended heated garage provide all the space needed for your vehicles, toys and storage. Homes like this rarely come to market, especially with this combination of size, upgrades, lot and location. Don't miss your chance before it's gone.