



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

535 Canals Crossing SW
Airdrie, Alberta

MLS # A2323313



\$395,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Open Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, Curtain Rods/Drapes,

****OPEN HOUSE SATURDAY JULY 18: 2-4pm**** Welcome Home to the Canals! This sought-after two-storey townhome offers a floor plan that rarely becomes available. The bright, open-concept main floor features 9-foot ceilings, a spacious living and dining area, and a well-designed kitchen complete with quartz countertops, stainless steel appliances, an updated gas range, a large pantry, and plenty of counter and cabinet space. A convenient half bath, custom built-in mudroom bench, attached single garage, and additional driveway parking complete the main level. Upstairs you'll find two spacious bedrooms, including a generous primary suite with a walk-in closet and an upgraded ensuite featuring quartz countertops and a tiled shower. A second full bathroom with quartz countertops and the convenience of upper-floor laundry complete the upper level. One of the few units in the complex with a fully developed basement, this home offers valuable additional living space with a sound-insulated third bedroom that's also ideal for a home office, a full bathroom, and a comfortable family room. Enjoy your morning coffee overlooking the quiet green space and community planter boxes just outside your front door, with a neighbourhood park only steps away. Additional features include rough-in for central air conditioning, a gas line for your BBQ, and an unbeatable location just steps from the Canals, scenic pathways, schools, shopping, and everyday amenities.