



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

561 Canals Crossing SW
Airdrie, Alberta

MLS # A2325350



\$400,000

Division:	Canals		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Faces Rear, Single Garage A		
Lot Size:	0.03 Acre		
Lot Feat:	Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Nestled in the highly sought-after Canals community, this immaculate two-storey townhome masterfully blends low-maintenance luxury with the warm, inviting energy of a forever home. Spanning 1,176 square feet of beautifully curated living space, this rare floor plan stands out with its premium upgrades and meticulous attention to detail. From the moment you step through the front door, the main level welcomes you with soaring nine-foot ceilings and an abundance of large windows that bathe the interior in a bright, warm ambience. Elegant luxury vinyl plank flooring stretches across the seamless open-concept layout, guiding you into a designer kitchen built for both effortless entertaining and quiet mornings. This culinary space features stunning quartz countertops, chic pendant lighting, and a generous center island that comfortably seats three. Every design choice feels intentional, from the upgraded tile work to the stylish custom feature walls. Transitions are effortless here; the main floor is rounded out by a convenient powder room and a thoughtfully designed rear mudroom, which leads directly to your single attached garage and an additional driveway parking stall. The sophisticated design continues upstairs, where the convenience of dedicated upper-floor laundry makes everyday chores a breeze. The generous primary suite serves as a private sanctuary, boasting a spacious walk-through closet that opens into an upgraded ensuite bathroom featuring a large, tiled stand-up shower and a sleek quartz vanity. The second bedroom is equally impressive, offering its own walk-in closet and easy access to a full four-piece main bathroom, also styled with quartz finishes. Downstairs, an unfinished basement sits filled with potential, perfectly primed for your future design plans to expand your usable square footage. Outside, a welcoming front porch offers

the perfect vantage point to enjoy your morning coffee while overlooking quiet green spaces and community planter boxes. Your peace of mind is fully secured here, courtesy of remarkably low condo fees and the remaining builder's warranty. Positioned in an unbeatable location, you are just steps away from scenic canal pathways, neighborhood parks, and playgrounds, with excellent schools, shopping, and dining all just minutes from your front door. This turn-key property is waiting — Book your Showing today!