



GRASSROOTS
REALTY GROUP

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71 Canals Close SW
Airdrie, Alberta

MLS # A2330199



\$839,900

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

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

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: central AC

UNDER \$840K | WATCH THE VIDEO TOUR | ONE OF THE BEST VALUES IN AIRDRIE! Welcome to an exceptional opportunity in Airdrie's highly sought-after Canals community. Situated on a premium corner lot backing directly onto walking paths, this extensively upgraded family home offers over 4,100 SQ FT of developed living space, 6 BEDROOMS, 3.5 BATHROOMS, RV PARKING, and over \$100,000 in recent upgrades - all for under \$840,000. HEATED EXTENDED DOUBLE GARAGE | RV PARKING | CENTRAL A/C | FULLY FINISHED 2-BEDROOM BASEMENT | NEW QUARTZ COUNTERTOPS | STEAM SHOWER | HOT TUB | CUSTOM MDF BUILT-INS | NEW FLOORING | NEW FURNACE (2025) | WATER SOFTENER | COMPOSITE DECK | DIRECT PATHWAY ACCESS | WALK TO SCHOOLS, PARKS & CANALS. Living in The Canals means enjoying picturesque pathways, tranquil ponds, playgrounds, excellent schools, shopping, restaurants, and everyday amenities - all just minutes from your doorstep. The oversized corner lot offers additional privacy, extra windows for natural light, and direct access to the community's extensive pathway system. Step inside to soaring 9-foot ceilings, fresh paint, upgraded flooring, and an open-concept layout designed for modern family living. The main floor features a spacious home office, an upgraded mudroom with custom MDF built-ins, and a chef-inspired kitchen showcasing new quartz countertops, premium appliances, abundant cabinetry, a massive island, and an oversized dining area perfect for entertaining. The inviting living room is highlighted by a stunning floor-to-ceiling tiled fireplace feature wall, while central air conditioning ensures year-round comfort. Upstairs, you'll find upgraded designer railings, premium new carpet, and additional custom built-ins. The vaulted bonus room with a second

fireplace and custom media cabinetry creates the perfect family retreat. The spacious primary suite features vaulted ceilings, a custom walk-in closet, and a spa-inspired 5-piece ensuite complete with a luxurious steam shower and oversized soaker tub. Three additional bedrooms and a well-appointed laundry room with cabinetry and sink complete the upper level. The professionally finished basement expands your living space with 2 additional bedrooms, a full bathroom, and a large recreation area ideal for a home theatre, games room, gym, or multigenerational living. Step outside into your private backyard oasis featuring a two-tier composite deck, hot tub, spacious yard, new black aluminum fencing, and direct access to walking paths. The heated extended double garage and dedicated RV parking provide exceptional space for vehicles, toys, and additional storage. Finding a home in The Canals offering over 4,100 SQ FT of developed living space, 6 bedrooms, premium upgrades, a heated garage, RV parking, and direct pathway access at this price point is exceptionally rare. Schedule your private showing today and experience one of Airdrie's best values before it's gone.