



GRASSROOTS
REALTY GROUP

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98 Canals Circle SW
Airdrie, Alberta

MLS # A2339638



\$898,888

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,629 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Conservation, Landscaped, Sloped Up		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 98 Canals Circle SW, an impressive and exceptionally spacious home ideally positioned overlooking a park in the sought-after community of Canals in Airdrie. Offering an outstanding combination of space, functionality, and location, this six-bedroom residence is perfectly suited for a large or growing family, multi-generational living. Enjoy the welcoming atmosphere and smaller-town charm of Airdrie while being just a short walk from shopping, medical services, schools, parks, and the scenic creek pathways. From the moment you step inside, the home's soaring 18-foot vaulted ceilings create a dramatic and inviting sense of space. The main level features beautiful hardwood flooring and an expansive layout designed for both everyday family living and entertaining. A spacious living room provides an elegant gathering area, while the family room offers a comfortable space to relax. The formal dining room is ideal for hosting larger gatherings and special occasions. A well-appointed main-floor den provides the perfect setting for a home office, study, or quiet workspace. The heart of the home is the generous eat-in kitchen, thoughtfully designed for both functionality and entertaining. It features granite countertops, stainless steel appliances, a corner pantry, and a large eat-up island that provides additional preparation space and casual seating. The adjoining dining area offers plenty of room for family meals while allowing natural flow throughout the main living spaces. A practical mudroom adds valuable organization and storage as you transition from the garage into the home. Upstairs, you'll find four generously sized bedrooms, with three offering the added convenience of their own ensuite bathrooms. The primary bedroom provides a private retreat, while the additional bedrooms offer excellent flexibility for children, guests, or extended family. The

upper level also includes a convenient laundry room, eliminating the need to carry laundry between floors. A unique overlook area provides additional versatile space that could easily be transformed into a reading nook, homework station, children's play area, or secondary home office. The walkout lower level adds another dimension of versatility to this already impressive home. Designed as a self-contained living area, it includes two additional large bedrooms, a full kitchen, a second laundry area, and a spacious living room, along with direct access to the lower-level patio. This area offers excellent potential for extended family, guests, or rental income as illegal suite, while the oversized garage provides exceptional room for vehicles, storage, and recreational equipment. With six bedrooms, multiple ensuite bathrooms, two laundry areas, a main-floor den, vaulted ceilings, multiple living spaces, a walkout lower level, and an oversized garage, Don't miss the opportunity to make this your next home. Contact your REALTOR® today to arrange your private viewing!