



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

89 Canals Circle SW
Airdrie, Alberta

MLS # A2341308



\$590,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Front		

Heating: Exhaust Fan, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to this impressive home located on one of the most sought-after streets in Airdrie's Canals community. Offering generous living spaces, soaring ceilings, abundant natural light, and an exceptional backyard, this property is perfectly suited for both everyday family living and entertaining. As you step inside your grand foyer which is filled with natural light you will be greeted with warmth and a sense of ease. With luxury vinyl plank flooring flowing throughout the main level and 9ft high ceilings you are able to test your interior design skills with this beautiful blank canvas. The spacious living room features oversized windows, a cozy corner fireplace, and an abundance of natural light designed for entertaining friends and family or curling up with a good book on a chilly winter's night. You will make your way to the well-appointed kitchen that offers stainless steel appliances, quartz countertops, upgraded subway tile backsplash, a convenient one-level bar-height island, and a walk-through pantry. This is the ideal space to test your culinary skills and dive into many delicious recipes for everyone to share. As well, the bright dining area is surrounded by large windows overlooking the beautifully landscaped backyard providing the perfect place to enjoy a lovely home cooked meal. The main level is completed by a generous laundry room and a convenient two-piece powder room. As you make your way upstairs, the expansive primary retreat offers plenty of room to relax, along with a walk-in closet and a luxurious ensuite featuring a double vanity, jetted soaking tub, and separate shower. This space provides the calm luxury you are looking for to unwind and relax at the end of a busy day. With two additional generously sized bedrooms and a full bathroom completing the upper level it is the perfect place for a growing family or guests rooms.

The partially finished walk-up basement offers excellent potential and is ready for your personal finishing touches. With large windows and direct walk-up access, the lower level enjoys an abundance of natural light and currently offers space for a bedroom area and family room. As you make your way outside, the backyard is truly a standout feature. Enjoy a massive yard with a huge deck perfect for entertaining and enjoying a warm summer breeze, dedicated dog run, and direct access to the network of walking paths behind the property. These pathways connect to nearby playgrounds, parks, and the Airdrie Canals offering year-round recreation and even the opportunity to enjoy a winter skate. This home is a fantastic combination of location, space, natural light, and outdoor living, it is truly a home you won't want to miss.