



GRASSROOTS
REALTY GROUP

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154 Canals Circle SW
Airdrie, Alberta

MLS # A2351093

\$499,000

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,560 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
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Open House 1-3 Saturday October 10! Welcome to this beautifully maintained, move-in-ready home offering an ideal blend of space, functionality and thoughtful updates. This spacious home features a bright, open-concept main floor with new luxury vinyl plank flooring and baseboards, creating a modern and cohesive feel. The main level offers a generous living room, well-appointed kitchen with ample cabinetry, breakfast bar counter and dining area, conveniently renovated 2-piece bathroom, laundry room with cabinets and a dedicated office with built in shelving—perfect for working from home. Upstairs, you'll find three spacious bedrooms, including a large primary bedroom complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another 4-piece bathroom and a large family room with gas fireplace and mantle area provide plenty of space for growing families, guests or a comfortable secondary living area. The attached garage features floor-to-ceiling tote-bin shelving, while overhead storage provides even more room to keep seasonal items, tools and household belongings organized. Recent updates in 2026 include new luxury vinyl plank flooring on the main level, fresh interior paint, renovated powder room, new A/C condenser and a new hood-range microwave. Do not miss out on this wonderful property, call today to view!