

# **\$734,900 - 261 Canals Circle Sw, Airdrie**

MLS® #A2213922

**\$734,900**

5 Bedroom, 4.00 Bathroom, 2,454 sqft

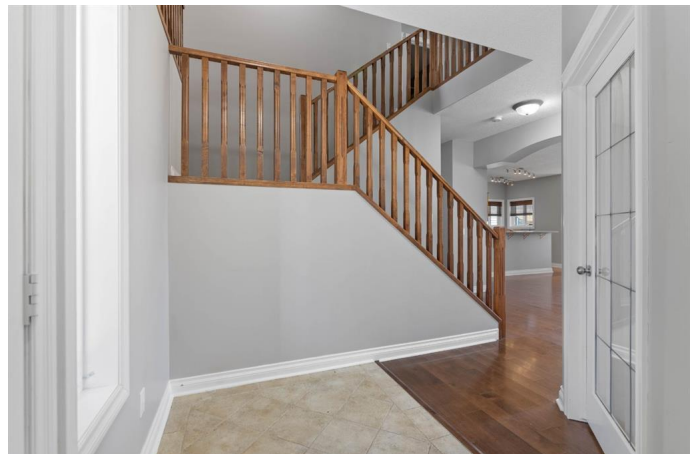
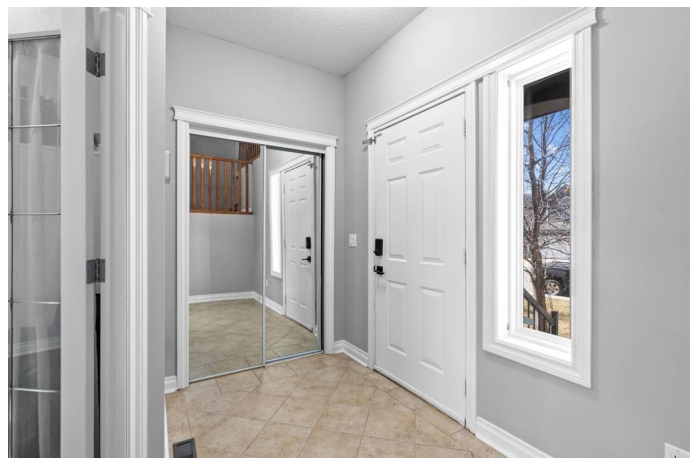
Residential on 0.10 Acres

Canals, Airdrie, Alberta

**\*OPEN HOUSE: Saturday May 17th 2-4PM\***

Welcome home to this fully finished 5 BEDROOM, 3/1 BATHROOM home, in the scenic community of CANALS in Airdrie. With over 3200 SQFT of Living space, there is room for the entire family! Enjoy a tranquil backyard BACKING ONTO GREEN SPACE, with 1 UPPER DECK and 1 LOWER DECK that is covered perfect for some shade on a hot summer day. Step inside and appreciate 9' ceilings, HARDWOOD floors, CENTRAL AC, NEWER STAINLESS-STEEL APPLIANCES, Refrigerator 2021, Dishwasher 2021, Stove 2020, FRONT load Washer/Dryer 2019. Main floor boasts a BRIGHT & OPEN CONCEPT FLOORPLAN featuring an OFFICE, large LIVING ROOM with a cozy gas fireplace, spacious kitchen featuring a corner WALK-IN PANTRY, BUILT IN desk station perfect for working from home or doing homework, a sit-up breakfast bar with enough space for everyone in the morning, and finishing off the area a DINING NOOK with lots of WINDOWS overlooking the LARGE landscaped & fenced back yard, complete w/ a dog run & storage shed.

The Second Floor, is separated by a split staircase leading to a bonus room that has been converted to a spacious bedroom complete with a closet and large window. The second set of stairs leads to a GENEROUS Primary suite including a WALK-IN closet & 5 PIECE ENSUITE with separate shower, SOAKER TUB & DOUBLE VANITY, 2



additional bedrooms share another full bathroom. Downstairs features the 5th bedroom, 4th bathroom, a massive family room complete w/ wet bar, 2nd full refrigerator, and CUSTOM FITTED wood wine rack under the stairâ€™s storage. This is an incredible opportunity in a GREAT LOCATION!

Built in 2005

### **Essential Information**

MLS® #	A2213922
Price	\$734,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	261 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	19
Zoning	R1

## Listing Details

Listing Office	Royal LePage Benchmark
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