

## 457 Canals Crossing SW Airdrie, Alberta

**MLS # A2235071**



**\$419,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Level, Many Trees, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Bright Corner Unit with Modern Finishes and Fully Developed Basement. This sun-filled corner unit offers south and west-facing windows, providing an abundance of natural light throughout the open-concept main floor. Featuring 9' ceilings, this spacious layout is perfect for both everyday living and entertaining. The modern kitchen boasts quartz countertops, a large island, stainless steel appliances, and ample cabinet and counter space—ideal for home cooks and entertainers alike. Upstairs, you'll find two generous bedrooms and a stylish 4-piece bathroom with a quartz vanity. Enjoy the convenience of upstairs laundry—no need to haul clothes up and down stairs. The fully finished basement includes a third bedroom, an additional 4-piece bathroom, and a versatile den perfect for a home office, gym, or flex space. This well-maintained home is move-in ready and located in a desirable neighborhood. Schedule your showing today—this one won't last!