

**146 Canals Close SW**  
**Airdrie, Alberta**

**MLS # A2236322**



**\$1,050,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,579 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Very rare opportunity to own one of the few pond lots located on Canals Close. This McKee built home modeled after the Carlingford floor plan, which is a particularly desirable layout & is beautifully finished from top to bottom. With summer here, you'll love the picturesque pond views in your SOUTH facing backyard, along with the easy access to surrounding walking paths. With no expense spared, this home will immediately impress you with beautiful rich oak hardwood throughout the main level, along with the custom millwork surrounding the fireplace. The kitchen is visually stunning with full height custom cabinetry, built-in appliances including an induction stove top, an extended central island & luxurious countertops. Off the dining space is access to your extended upper deck, ideal for entertaining! Upstairs, you'll be in awe of the space with a vaulted bonus room that overlooks the pond & a mirrored vaulted primary suite with breathtaking views. The 5 piece ensuite offers a walk-in shower with dual shower heads, double sinks & a walk-in closet with custom built-ins. The laundry room is accessible via the ensuite or the central hallway. The additional bedrooms are exceptionally large allowing for the kids to never outgrow the space (well hopefully someday!). The WALKOUT basement is entirely finished with 2 additional bedrooms, a 4 pc bath & a recreation space. The garage measures at nearly 23x23 meaning you have plenty of space for your vehicles. The driveway is exceptionally wide as well as deep & can fit 3 vehicles across. Phenomenal location for schools as the elementary (Ralph McCall), Catholic (Our Lady Queen of Peace) & junior high (CW Perry) are all within walking distance. Fantastic Airdrie location on a quiet street, close to parks, stunning walking paths & recreation. This is a great spot for pond hockey tournaments in the winter & kayaking in

the summer! Additional upgrades include central A/C, an upper pergola, water softener, central irrigation, aggregate concrete driveway, main floor built-in speakers & cat 6 wiring.