

**518 Canals Crossing
Airdrie, Alberta**
MLS # A2277954

\$369,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,286 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: NA

Welcome to life in the Canals! This beautifully upgraded, original-owner home with an attached garage is sure to impress. The main level offers 9-foot ceilings, a convenient two-piece bathroom, and a private home office—ideal for working from home. Added convenience comes from direct access to the attached garage and a second north-facing entrance. The bright, modern kitchen features stainless steel appliances, quartz countertops, ample cabinetry, and a spacious central island with a breakfast bar. The adjoining dining and living areas are filled with natural south facing light from oversized windows, and this level also provides access to a private deck—perfect for BBQs and entertaining. Upstairs, you'll find two bedrooms with custom blackout blinds and two full bathrooms, including the spacious primary retreat complete with an ensuite and a large closet with custom organizers. A conveniently located laundry area completes this level. Ideally situated in the heart of the Canals, this home is within walking distance to schools (Ralph McCall K-4 and Our Lady of Peace K-9 English and French Immersion), along with dining, shopping, medical offices, and more. Enjoy miles of paved waterfront pathways and year-round activities such as paddle boarding, canoeing, fishing, and winter skating. Experience everything this highly sought-after community has to offer!