

**144 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2301421**



**\$465,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Trampoline

**\*\*OPEN HOUSE - Sat. April 18th from 12-2PM\*\*** Welcome to a home that truly punches above its weight! Offering nearly 1,600 sq ft of thoughtfully designed living space, this 4-bedroom, 2.5 bathroom home is the perfect blend of comfort, style, and value—ideal for first-time buyers or anyone looking for a move-in-ready upgrade. You’ll immediately notice the fresh feel throughout, with new paint, newer carpet and flooring, and upgraded light fixtures creating a bright, modern vibe. The sunny south exposure fills the open-concept main floor with natural light, making it a warm and inviting space for both everyday living and entertaining. Rich-toned hardwood flooring adds a cozy touch, while the kitchen and dining area feature a breakfast bar, ample cabinetry, and easy flow for hosting family and friends. The main level is as functional as it is stylish, offering a dedicated office/den space—perfect for working from home—along with main floor laundry and a 2-piece bathroom. Patio doors lead you out to a tiered back deck and spacious yard, ideal for summer BBQs, kids at play, or simply soaking up the sunshine. Upstairs, you’ll find four bedrooms - one with its own electric fireplace! The primary retreat features a walk-in closet and 4-piece ensuite—your own cozy escape at the end of the day. The unfinished basement is a blank canvas, ready for your creative vision—whether that’s a home gym, media room, or additional living space. Big-ticket updates bring peace of mind, including newly installed A/C—keeping you comfortable year-round, a new furnace, and a 2-year-old hot water tank. Located within walking distance to shopping, groceries, restaurants, and everyday amenities, plus a nearby playground, this home delivers on lifestyle as much as it does on value. A fantastic opportunity to step

into homeownership &mdash;this one is not to be missed! Book your showing today.