

71 Canals Close SW
Airdrie, Alberta

MLS # A2323181



\$849,900

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|------------------|--|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,916 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot | | |

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|--------------------|--------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: garage door opener, central ac and water softener

UNDER \$850K! UNBELIEVABLE DEAL! *WATCH VIDEO TOUR* Welcome to one of the best values currently available in Airdrie's highly sought-after Canals community. Situated on a premium corner lot backing directly onto walking paths, this extensively upgraded family home offers over 4,100 SQ FT of developed living space, 6 BEDROOMS, 3.5 BATHROOMS, RV PARKING and over \$100,000 in recent upgrades - all for under \$850K. ***OVER \$100,000 IN RECENT UPGRADES | HEATED EXTENDED DOUBLE GARAGE | RV PARKING | CENTRAL A/C | FULLY FINISHED 2-BEDROOM BASEMENT | NEW QUARTZ KITCHEN COUNTERTOPS | STEAM SHOWER | HOT TUB | CUSTOM MDF BUILT-INS | NEW FLOORING | NEW FURNACE (2025) | WATER SOFTENER | COMPOSITE DECK | DIRECT WALKING PATH ACCESS | WALK TO CANALS, PLAYGROUNDS & SCHOOLS | 6,000+ SQ FT LOT*** Living in The Canals means enjoying scenic pathways, beautiful ponds, parks, playgrounds, schools, shopping, restaurants, and everyday conveniences just minutes from your door. The oversized corner lot with direct pathway access provides the ideal balance of privacy and accessibility. Step inside to soaring 9-foot ceilings, upgraded flooring, fresh paint, and an abundance of natural light streaming through the extra windows only a corner-lot home can provide. The main floor features a spacious office, an upgraded mudroom with custom MDF built-ins and a chef-inspired kitchen showcasing new quartz countertops, premium appliances, extensive cabinetry, a massive island and an oversized dining area designed for entertaining. The inviting living room is anchored by a stunning floor-to-ceiling tiled fireplace feature wall, while central A/C keeps the home comfortable throughout the summer months. Upstairs, designer railings, new premium carpet and custom

built-ins continue the home's elevated feel. The vaulted bonus room with custom media cabinetry and fireplace offers the perfect family gathering space, while the spacious primary retreat features vaulted ceilings, a custom walk-in closet, and a spa-inspired 5-piece ensuite complete with a steam shower and oversized soaker tub. Three additional bedrooms and a convenient upper-level laundry room with sink and cabinetry complete the upper floor. The fully finished basement adds exceptional flexibility with two additional bedrooms, a full bathroom and a large recreation room ideal for movie nights, a home gym, games area, or multigenerational living. Outside, enjoy your private backyard retreat featuring a two-tier composite deck, hot tub, spacious yard, new black aluminum fencing and direct access to walking paths. The heated extended garage and dedicated RV parking provide plenty of room for vehicles, toys, and storage. Finding a home in The Canals with over 4,100 SQ FT of developed living space, 6 bedrooms, extensive upgrades, RV parking, a heated garage, and a premium corner lot at this price point is exceptionally rare. Don't miss your opportunity to make this exceptional property your next home.