

**439 Canals Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2332680**



**\$1,150,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Canals                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,596 sq.ft.           | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.17 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                   |                   |    |
|--------------------|---------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                        | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Breakfast Bar, Double Vanity, Stone Counters |                   |    |

**Inclusions:** negotiable

Welcome to this beautifully maintained home in the highly sought-after Canals of Airdrie, where family living, convenience, and natural beauty come together seamlessly. Ideally located just a short walk to both local schools and only steps from the scenic canals, walking paths, and biking trails, this is a home that offers an exceptional lifestyle in one of Airdrie's most desirable neighborhoods. From the moment you step inside, the pride of ownership is unmistakable. This meticulously maintained home welcomes you with a bright, thoughtful layout and elegant finishes throughout. The main floor is designed for both everyday living and entertaining, featuring a chef's kitchen with upgraded appliances, stone countertops, a gas range, and a large central island. A dedicated home office provides the perfect work-from-home space, while the inviting living and dining areas create a warm and comfortable atmosphere. A butler's pantry and spacious mudroom off the garage add both function and style to this beautifully appointed main level. Upstairs, the home continues to impress with a truly exceptional primary retreat complete with a generous 5-piece ensuite, double vanities, large soaker tub and a massive walk-in closet. Two additional oversized bedrooms, a full 4-piece bathroom, convenient upper-level laundry, and a huge bonus room provide plenty of space for the entire family. The fully developed basement expands the living space even further, offering a large rec room, full 3-piece bathroom, spacious bedroom, exercise room, and a fantastic bar area complete with stone countertops, sink, dishwasher, and bar fridges &mdash; ideal for entertaining family and friends. Outside, the backyard is a true highlight. Featuring a large composite dura deck, fully fenced flat yard, and plenty of room to relax or entertain, this outdoor space is ready to be

enjoyed all season long. Completing this outstanding package is the heated triple attached garage, thoughtfully designed with one double bay and one single bay, offering incredible space for vehicles, storage, and hobbies. Set in a fantastic family-friendly neighborhood close to schools, nature, and all the amenities Airdrie has to offer, this is a rare opportunity to own a home that truly checks every box.