

21 Canals Cove SW Airdrie, Alberta

MLS # A2339189



\$749,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

Welcome to 21 Canals Cove — a beautifully renovated 6-bedroom, 3.5-bath home with a full walkout, at the end of a quiet cul-de-sac in Airdrie's sought-after Canals. Over 3,200 sq ft of total developed living space, including 2,313 sq ft above grade, on one of the largest pie lots in the community. The brand-new chef's kitchen offers 248 sq ft of workspace with a waterfall-edge island, full-height book-matched premium quartz backsplash, handleless high-gloss cabinetry, gas range with chimney hood, and all-new built-in appliances. It opens into the family room, anchored by a gas fireplace clad floor-to-mantel in hand-set mother-of-pearl mosaic, with a raised deck and gas hookup just outside. A tiled foyer beneath a soaring arched window leads to a two-storey living room, formal dining room, private office behind French doors, main floor laundry, and powder room. Upstairs, four generous bedrooms surround a primary retreat with walk-in closet; both upper baths are fully renovated with large-format tiled showers, rain-pebble flooring, hand-set mother-of-pearl accent walls, frameless glass, and powered shower towers with massaging body jets — the 5-piece ensuite adding double sinks and a deep jetted tub. The walkout lower level is the difference-maker: bright and fully finished with full-size windows on three sides, its own entrance, two bedrooms that fit king beds, 4-piece bath, separate laundry, brand-new carpeting, and a 233 sq ft kitchen area with counters, sink, and fridge in place. Currently configured as an illegal suite — ideal for extended family or guests, with legal secondary-suite potential subject to City of Airdrie approval. Recent upgrades include a new two-stage furnace (lifetime warranty), new 4-ton heat pump A/C (3 years warranty remaining), new flooring, fresh paint inside and out, and a City-permitted EV

charger with load miser in the oversized double attached garage. A chair lift is installed and can stay or be removed. Outside, a wide, private, fully fenced yard framed by mature Colorado blue spruce and Swedish aspen. Minutes to pathways, parks, schools and shopping; Calgary 20 minutes down the QE2.