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170 Canals Circle SW
Airdrie, Alberta

MLS # A2350898

$625,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,347 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: None

This original owner two storey is located in The Canals on a quiet street with huge south facing yard. The home is very large and offers nearly 2400 square feet above grade with a rare 4 bedrooms up configuration. As you enter off the front porch the main floor is expansive - with several formal seating areas including a seating room as you enter, formal dining, family room with gas fireplace, a designated office (or 5th bedroom) corner breakfast nook leading out to the deck space and yard. Also on the main is your kitchen with large centre island & corner pantry, and a designated laundry/mudroom with closet and built ins entering into the 24 x 20 garage. Upstairs is clean and simple with your 4 bedrooms & 2 full bathrooms that are all very noticeably generous in size. The basement has remained an unspoiled workout and recreation area over the years and does offers the separate walkout entrance for any future development. The Canals is such a unique neighborhood of small linear waterways connected through kilometers of boardwalk-style pathways and trails, ideal for jogging, cycling and evening walks, all situated amongst more parks, playgrounds and greenspaces while fostering a warm, close-knit feel where neighbors chat, families bike and kids play. You have easy access to area schools & shopping, 4 minutes to the QE2 and only 25 minutes to downtown Calgary.

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