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GRASSROOTS REALTY GROUP

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70 Canals Close SW
Airdrie, Alberta

MLS # A2351758

$699,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV wall mounts, garage heater, Sonos audio system

Hello, Gorgeous! Welcome to 70 Canals Close SW, a custom built two storey steps from the canal and its walking paths in Canals, Airdrie, with approximately 2,813 sq ft of developed living space (2,054 sq ft above grade, RMS, plus a 759 sq ft finished lower level). The main floor is open and bright, with a living room centred on a gas fireplace, a kitchen with quartz counters, a full island, stainless appliances and a walk through pantry, a dining area opening onto the new deck, a mudroom with built ins and a powder room. Upstairs, a vaulted bonus room sits with three bedrooms, including a primary with a canal view, a large walk in closet and an ensuite with quartz, a soaker tub and a separate shower, plus a full bathroom and a laundry room with a folding counter. The sunshine basement was finished in 2020 with permits and adds a fourth bedroom, a full bathroom and a large flex area. Central air conditioning, a heated and fully finished double garage with slat wall storage, permanent exterior lighting and Sonos audio. Out back: a golf green and chipping range, a new deck and a concrete patio, all with 100% maintenance free landscaping. A school is just down the street.

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