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246 Canals Circle SW
Airdrie, Alberta

MLS # A2355472

$549,400

Division:	Canals		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,620 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

O P E N H O U S E W E E K E N D - SATURDAY October 31st 12-3 PM and SUNDAY November 1st 1-3 PM! Welcome to 246 Canals Circle SW, a spacious custom-built home just steps from the canal and walking pathways in Airdrie's Canals community. One of the first things you'll notice when stepping inside is how bright and open the home feels, thanks to the 9-foot ceilings and large windows that bring in plenty of natural light. The main living area offers a comfortable space to relax or entertain, with laminate flooring, a gas fireplace, and an open layout connecting the living room, dining area, and kitchen. For those who enjoy cooking, the kitchen features plenty of cabinetry, a large pantry, and a double-oven electric range, making it easy to prepare meals or host family and friends. Just off the dining area, you'll find access to the back deck, perfect for enjoying the warmer months. The home offers 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom with a large walk-in closet and private ensuite featuring a jetted Jacuzzi soaker tub and separate walk-in shower. One of the additional bedrooms also works really well as a home office, depending on your needs. Now, let's talk about the basement! This is a HUGE unfinished space, nearly the same footprint as the main floor, giving you plenty of room to make it your own. With a separate exterior walk-up entrance, plumbing rough-ins, and rough-in in-floor heating already in place, there are some great possibilities for future development, including potential for a secondary suite (subject to municipal approval). Other features worth mentioning include central air conditioning, underground sprinklers, a double attached garage with a gas line, and roof and siding that were replaced in 2014/2015. Located just steps from the canal, this home offers a great combination of space, practical features, and

flexibility for the future. Whether you're looking for room to grow or simply appreciate a bright, spacious home in an established community, 246 Canals Circle SW is definitely worth a look.

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