

## 286 Canals Crossing SW Airdrie, Alberta

**MLS # A2217327**



# \$445,000

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Watch Youtube cinematic tour! Own your very own waterfront, maintenance-free property in the sought-after community of The Canals in Airdrie! This unit represents the best value in this complex - it is the lowest priced of the homes with a view of the canal, AND priced lower than some with no view at all! Relax in modern living with sunny South-West exposure of water views reflecting from the comfort of your home. This townhome was just recently built in 2023, offers a single attached garage, an open floor plan, 3 bedrooms, 2 full bathrooms and a main floor powder room, and 1484 sq ft separated on two spacious and well laid out levels. More than just a home, this location offers a lifestyle you will cherish &ndash; enjoy colorful sunsets from your balcony and main living area, watch the geese and ducks enjoy the water, see people happily walking on the beautiful trails behind your home which border the Airdrie Canals system, and walk to the amenities Midtown has to offer &ndash; Co-op, barber shop, Tim Hortons. You&rsquo;re also a short walk away from some of Airdrie&rsquo;s favorite gems such as Sorso and Tequila and Tacos &ndash; all via the Canals Trails! And yes - this townhome complex is dog and cat friendly! (2 dogs or 2 cats or 1 cat & 1 dog. 20kg max weight per pet.) Don&rsquo;t miss out on this and book a showing today!