

## 547 Canals Crossing SW Airdrie, Alberta

**MLS # A2221890**



# \$432,000

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Modern Townhome in the Sought-After Canals Community! Welcome to this beautifully designed modern townhome nestled in the desirable Canals neighborhood. This stunning property features 3 spacious bedrooms, 3.5 bathrooms, and a finished basement, all complemented by an attached garage for added convenience. Step into the chef's kitchen, where you'll find stainless steel appliances, sleek quartz countertops, and contemporary cabinetry — perfect for both daily living and entertaining. The bright and open living area is bathed in natural light, offering a warm and inviting space for gatherings. A convenient 2-piece powder room completes the main floor. Upstairs, retreat to two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 4-piece ensuite. The laundry area is thoughtfully located on this level, just steps from the bedrooms. The builder finished basement offers incredible versatility with a large family room, a third bedroom, a full 4-piece bathroom, and extra storage — ideal for guests, a home office, or additional living space. Located close to schools, parks, and a wide range of amenities, this home combines style, comfort, and convenience at an affordable price. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you won't want to miss. Experience quality living in the Canals — schedule your showing today!