

# **\$749,900 - 261 Canals Circle Sw, Airdrie**

MLS® #A2213922

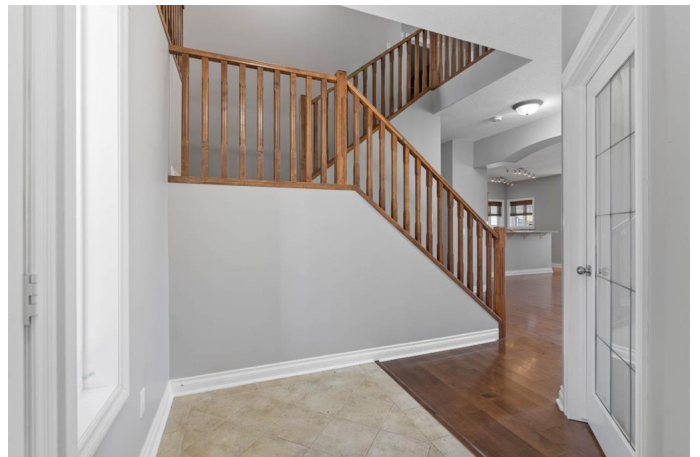
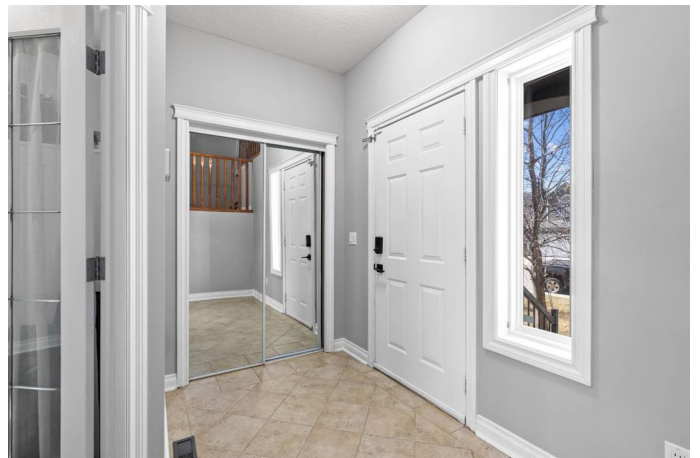
**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,454 sqft  
Residential on 0.10 Acres

Canals, Airdrie, Alberta

Welcome home to this fully finished 5 BEDROOM, 3/1 BATHROOM home, in the scenic community of CANALS in Airdrie. With over 3200 SQFT of Living space, there is room for the entire family! Enjoy a tranquil backyard BACKING ONTO GREEN SPACE, with 1 UPPER DECK and 1 LOWER DECK that is covered perfect for some shade on a hot summer day. Step inside and appreciate 9' ceilings, HARDWOOD floors, CENTRAL AC, NEWER STAINLESS-STEEL APPLIANCES, Refrigerator 2021, Dishwasher 2021, Stove 2020, FRONT load Washer/Dryer 2019. Main floor boasts a BRIGHT & OPEN CONCEPT FLOORPLAN featuring an OFFICE, large LIVING ROOM with a cozy gas fireplace, spacious kitchen featuring a corner WALK-IN PANTRY, BUILT IN desk station perfect for working from home or doing homework, a sit-up breakfast bar with enough space for everyone in the morning, and finishing off the area a DINING NOOK with lots of WINDOWS overlooking the LARGE landscaped & fenced back yard, complete w/ a dog run & storage shed.

The Second Floor, is separated by a split staircase leading to a bonus room that has been converted to a spacious bedroom complete with a closet and large window. The second set of stairs leads to a GENEROUS Primary suite including a WALK-IN closet & 5 PIECE ENSUITE with separate shower, SOAKER TUB & DOUBLE VANITY, 2 additional bedrooms share another full



bathroom. Downstairs features the 5th bedroom, 4th bathroom, a massive family room complete w/ wet bar, 2nd full refrigerator, and CUSTOM FITTED wood wine rack under the stairâ€™s storage. This is an incredible opportunity in a GREAT LOCATION!

Built in 2005

### **Essential Information**

MLS® #	A2213922
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	261 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen
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	Island, Open Floorplan, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	12
Zoning	R1

## Listing Details

Listing Office	Royal LePage Benchmark
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