

**289 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2266780**



**\$699,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canals                                          |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 2 Storey                                        |               |                   |
| <b>Size:</b>     | 2,320 sq.ft.                                    | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Level, Rectangular Lot   |               |                   |

|                    |                                                                                                                                               |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                                                                                                                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | None                                                                                                                                          |                   |    |

Pride of ownership exudes from this former Crestview Show Home located in the highly sought after community of the "Canals". Extensive renovations have just been completed including new flooring and fresh paint through-out. The kitchen has undergone a full remodel featuring new S/S appliances, cabinets, hardware plus a large center island with quartz counter-tops and tiled backsplashes. Off the kitchen is a good sized breakfast nook that grants access to a large East facing back deck that overlooks a park. Completing the main floor is a huge family room with a cozy gas fireplace plus a formal dining area, front living room, office, 2pc bath and laundry area. Upstairs you will find a massive primary bedroom with a walk-in closet, 4 pc ensuite (jetted soaker tub and separate shower) plus access to a West facing balcony. Completing the upper level are 3 additional bedrooms and another 4pc bath. The basement offers high ceilings, large windows and awaits your finishing touches. Additional bonuses include: new baseboards, toilets, LED fixtures, hot water tank plus the furnace has been recently serviced and the ducts cleaned. The double attached garage comes with a gas heater, freshly painted floors plus a front driveway great for additional parking. This home backs onto a park with no neighbors behind and is located close to schools, shopping, walking paths and easy access to main roadways.