\$699,000 - 261 Canals Circle Sw, Airdrie

MLS® #A2213922

\$699,000

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

Canals, Airdrie, Alberta

A MUST SEE PROPERTY in THE CANALS, minutes from the WATER and all of the amazing Recreational spots within this community. Welcome home to this FULLY finished 5 BEDROOM, 3/1 BATHROOM home, 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 stair's storage. This is an incredible opportunity in a sought after LOCATION in the heart of AIRDRIE

Built in 2005

Essential Information

MLS® # A2213922 Price \$699,000

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, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Central Vacuum, 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 48

Zoning R1

Listing Details

Listing Office Royal LePage Benchmark

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