

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

MLS® #A2213922

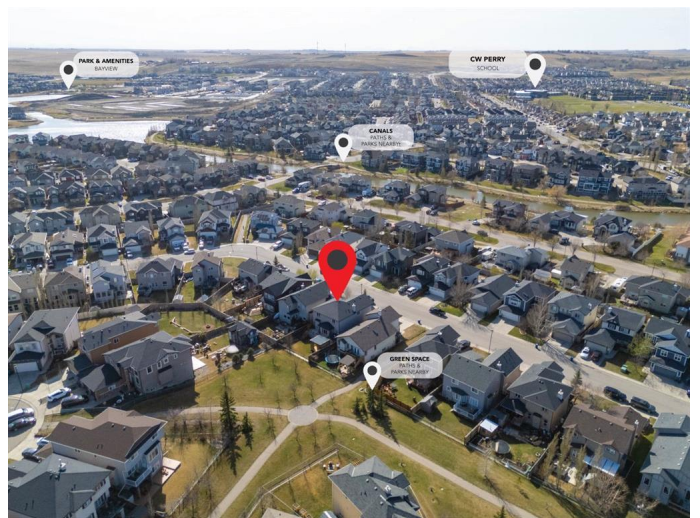
**\$699,000**

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 stairâ€™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, Central Vacuum, Double Vanity, High Ceilings, Kitchen 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 | 57               |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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