

# \$969,900 - 58 Canals Close Sw, Airdrie

MLS® #A2224439

**\$969,900**

5 Bedroom, 4.00 Bathroom, 2,502 sqft

Residential on 0.13 Acres

Canals, Airdrie, Alberta

Welcome to Your Dream Home in the Heart of The Canals â€” Airdrieâ€™s Premier Neighbourhood!

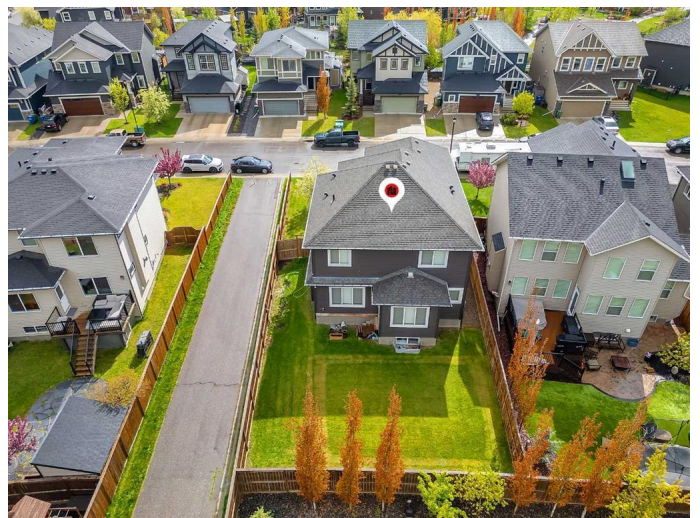
Step into 2,502 sq. ft. of beautifully designed living space on two levels, situated on a spacious lot that offers both comfort and room to grow. Meticulously maintained by the original owners, this stunning home showcases pride of ownership throughout.

The main floor welcomes you with a bright and open living area, anchored by a cozy gas fireplace and large windows that flood the space with natural light. The chef-inspired kitchen features a walk-through pantry with convenient access from the garage/mudroom â€” perfect for seamless grocery drop-offs.

Upstairs, a vaulted-ceiling bonus room with expansive windows creates the ideal family hangout or entertainment space. The primary suite offers a peaceful retreat with a luxurious 5-piece ensuite, while three additional generously sized bedrooms and a full bath complete the upper level.

The fully finished basement boasts an enormous recreation room, a fifth bedroom, and a full bathroom â€” providing versatile space for guests, teens, or extended family.

Additional highlights include:



Double heated garage with epoxy flooring â€“  
clean, durable, and perfect for all seasons  
Large lot in a quiet, family-friendly location  
Original owners â€“ lovingly cared for and  
move-in ready

Don't miss your chance to own this exceptional  
home in one of Airdrieâ€™s most sought-after  
communities!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224439    |
| Price          | \$969,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,502       |
| Acres          | 0.13        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 58 Canals Close Sw |
| Subdivision | Canals             |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 0S4            |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | None                                                                |
| Parking Spaces | 4                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door |

|              |                                  |
|--------------|----------------------------------|
|              | Opener, Heated Garage, Insulated |
| # of Garages | 2                                |

## Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Gas Water Heater, 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 | BBQ gas line, Private Entrance, Private Yard                                       |
| Lot Description   | Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 26             |
| Zoning         | R1             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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