

## 495 Canals Crossing SW Airdrie, Alberta

**MLS # A2223451**



# \$400,000

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Stylish and functional gem nestled in a highly sought-after complex! This well-appointed home features two primary bedrooms, each complete with a private ensuite, offering the ultimate in comfort and convenience. The bright and open main floor boasts sleek vinyl flooring, a modern kitchen with stainless steel appliances, and a seamless layout perfect for both relaxing and entertaining. Head upstairs to find laundry thoughtfully located on the upper level &mdash; no more hauling baskets up and down stairs! What truly sets this home apart? This unit has a basement (unfinished) &mdash; a coveted feature in this complex &mdash; with soaring 9-foot ceilings, providing a blank canvas to create your dream space! Enjoy the ease of a single attached garage and room on the driveway for another vehicle. A prime location just steps from top-rated schools, shops, restaurants, playgrounds, and walking paths. This is more than a townhome &mdash; it's a smart investment in lifestyle and potential. Don't miss your chance to own this one-of-a-kind property!