

\$775,000 - 165 Canals Circle Sw, Airdrie

MLS® #A2215180

\$775,000

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

OPEN HOUSE SATURDAY MAY 3, 2025

1:00 PM - 4:00 PM BEAUTIFULLY

UPGRADED FROM CORNER TO

CORNER....WALK IN AND SAY WOW !! This

ready to move into home has been fully

updated with high quality components in the

last few years, with NEW.....kitchen and

bathrooms, luxury vinyl plank flooring on the

main and bathrooms, and carpeting on the

second level, fireplace, water heater, fixtures,

paint...and more ! The large kitchen offers a

corner pantry with wood shelving, a farmer

sink, good quality appliances and a large

island. The travertine rock gas fireplace in the

main floor family room is a stunning addition to

this open living area. The owner's suite boasts

an ensuite with a large shower as well as a

soaker tub, and a walk in closet with organizer

shelving. A large mudroom entrance area at

the entrance to the garage has plenty of room

for all the family's boots and coats. A large

back yard with a good sized deck and ground

level patio are offers lots of space for outdoor

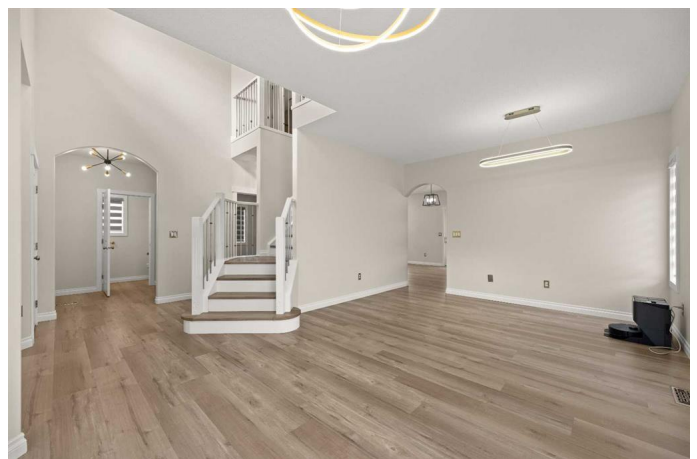
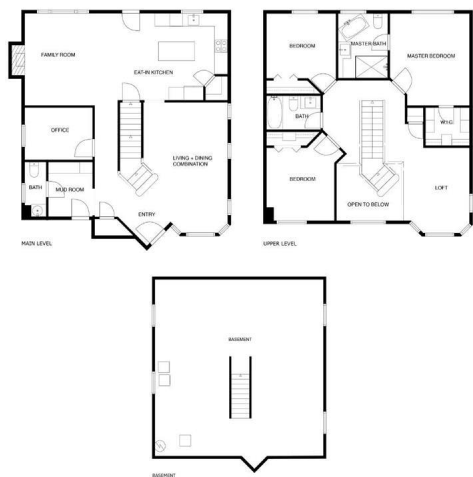
enjoyment with family and friends. This is a

great opportunity for you to call this READY

TO MOVE INTO home in the highly desirable

Canals neighborhood your "HOME SWEET

HOME" !



Built in 2007

Essential Information

MLS® #

A2215180

Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,062
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	165 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3E8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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