

# \$749,999 - 165 Canals Circle Sw, Airdrie

MLS® #A2215180

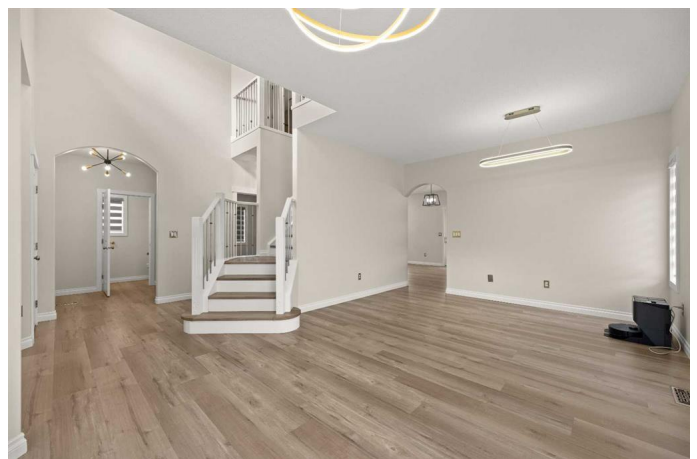
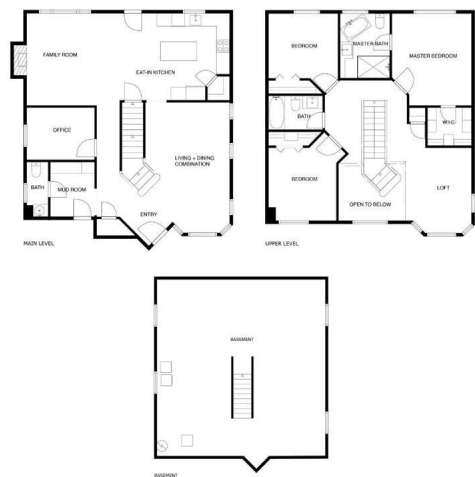
**\$749,999**

3 Bedroom, 3.00 Bathroom, 2,062 sqft  
Residential on 0.11 Acres

Canals, Airdrie, Alberta

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  | \$749,999 |

|                |             |
|----------------|-------------|
| 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        | Gas, Family Room, 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 | 13            |
| Zoning         | R1            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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