

### 518 Canals Crossing Airdrie, Alberta

MLS # A2277954



## \$369,900

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	NA		

Welcome to life in the Canals! This beautifully upgraded, original-owner home with an attached garage is sure to impress. The main level offers 9-foot ceilings, a convenient two-piece bathroom, and a private home office—ideal for working from home. Added convenience comes from direct access to the attached garage and a second north-facing entrance. The bright, modern kitchen features stainless steel appliances, quartz countertops, ample cabinetry, and a spacious central island with a breakfast bar. The adjoining dining and living areas are filled with natural south facing light from oversized windows, and this level also provides access to a private deck—perfect for BBQs and entertaining. Upstairs, you’ll find two bedrooms with custom blackout blinds and two full bathrooms, including the spacious primary retreat complete with an ensuite and a large closet with custom organizers. A conveniently located laundry area completes this level. Ideally situated in the heart of the Canals, this home is within walking distance to schools (Ralph McCall K&ndash;4 and Our Lady of Peace K&ndash;9 English and French Immersion), along with dining, shopping, medical offices, and more. Enjoy miles of paved waterfront pathways and year-round activities such as paddle boarding, canoeing, fishing, and winter skating. Experience everything this highly sought-after community has to offer!