

# \$780,000 - 1 Canals Cove Sw, Airdrie

MLS® #A2187464

## \$780,000

5 Bedroom, 4.00 Bathroom, 2,417 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

Located in a quiet and safe cul-de-sac with friendly neighbors, this spacious home offers over 3,400+ sqft of living space, including a finished (illegal) walkout basement suite with 2 bedrooms, a full bathroom, and a large living area with a fireplace. The main level features an open floor plan with hardwood floors, a large kitchen with a raised breakfast bar and stainless steel appliances, a cozy family room with a fireplace, and a huge Deck with stairs to the backyard and BBQ hook up.. Upstairs, you'll find 3 large bedrooms, 2 bathrooms, and a versatile bonus room. Large windows throughout fill the home with natural light . Lovingly maintained and close to parks and green spaces, this home is perfect for families â€”schedule a viewing today!

Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187464    |
| Price          | \$780,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,417       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1 Canals Cove Sw |
| Subdivision | Canals           |
| City        | Airdrie          |
| County      | Airdrie          |
| Province    | Alberta          |
| Postal Code | T4B3E8           |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 4                                                              |
| Parking        | Double Garage Attached, Driveway, Insulated, RV Access/Parking |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop, Freezer, Gas Cooktop, Oven           |
| Heating           | Fireplace(s), Forced Air                                                                                   |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                                                                   |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard        |
| Lot Description   | Corner Lot, Cul-De-Sac, Underground Sprinklers |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 13th, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 105 |
| Zoning         | R1  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Prep Ultra |
|----------------|------------|

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