

# \$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, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Dryer, Electric Cooktop, Freezer, Gas Cooktop, Microwave, Refrigerator, Washer, Oven
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	Balcony, Private Yard, Private Entrance
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
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Days on Market 58

Zoning R1

### **Listing Details**

Listing Office Prep Ultra

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