

\$565,000 - 194 Canals Close Sw, Airdrie

MLS® #A2259378

\$565,000

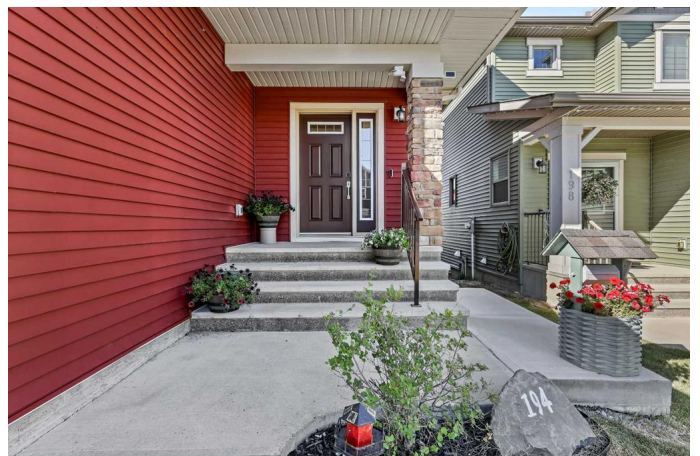
4 Bedroom, 4.00 Bathroom, 1,744 sqft

Residential on 0.08 Acres

Canals, Airdrie, Alberta

OPEN HOUSE Sun Oct 19th 11am - 1pm.

Welcome to this fully finished WALK-OUT basement home that rocks a SUNNY WEST facing backyard, a HEATED attached garage with epoxy floors, a PROFESSIONALLY DESIGNED KITCHEN that shows 10/10 and it comes with an amazing location with one of the best streets in Airdrie on the quiet Canals Close in the Canals across from green space, a playground and the water canals with walking/biking paths. The bright main level layout feels like a luxury show home with an oversized quartz island (with cabinets on both sides!), quartz countertops, stainless steel appliances, stacked white shaker style cupboards to the ceiling, a modern chic backsplash, new light fixtures, a well placed pantry, pot lights, gas fireplace, upgraded luxury vinyl plank flooring, half bath, crown molding and a sunny OPEN CONCEPT layout that seamlessly ties the main floor together to feel like home. Step out to the perfectly manicured west facing backyard that offers some added privacy with the alley access versus backing directly into a "fishbowl" of rear neighbours and the well thought out fully landscaped backyard features custom garden beds, a new shed and a professionally poured new concrete pad including stairs along the side of the home for easy access front the front to rear of the property - these are some major upgrades! The upper level greets you with the well laid out large primary bedroom retreat that easily fits a king sized bed, hosts a



spacious walk-in closet and features a 3 piece ensuite bathroom. The 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom which is adjacent to the upstairs laundry and bonus room that is perfect as an exercise space or relaxing after a long day with a good book. The FULLY FINISHED BASEMENT offers a 4th bedroom, another fully finished bathroom that was recently renovated and a well laid out family room with bright windows that tie the room together perfectly. This home has had some recent major upgrades, it's well loved and it truly is the definition of pride of home ownership. Don't lift a finger because this highly upgraded home with an amazing location is ready for its next owner and this property shows even better in person - come see for yourself!

Built in 2013

Essential Information

MLS® #	A2259378
Price	\$565,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	194 Canals Close Sw
Subdivision	Canals

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B0S5

Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Attached, Heated Garage
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	23
Zoning	R2

Listing Details

Listing Office	Grassroots Realty Group
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