

# \$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, Electric Cooktop, Freezer, Gas Cooktop, Microwave, Oven, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, 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 79

Zoning R1

## **Listing Details**

Listing Office Prep Ultra

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.