

**HELLO,**  
*Gorgeous!*

## **69 CANALS CIRCLE SW**

AIRDRIE, ALBERTA

Bright. Functional. Thoughtfully updated.

A move-in-ready bungalow backing onto pathways in one of Airdrie's most connected communities.

### **AT A GLANCE**

3 Bedrooms

2 Bathrooms

1,406 Sq Ft (RMS)

Bungalow Layout

Double Attached Garage

Unfinished Basement

Fully Fenced Backyard

Backing onto Walking Path

### **MAIN FLOOR HIGHLIGHTS**

- Bright open-concept layout designed for everyday living
- Spacious living room with cozy gas fireplace and large windows
- Functional kitchen with ample storage and updated appliances
- Motion-sensor kitchen faucet for added convenience
- Sunny dining nook with direct access to rear deck
- Flexible front bedroom... perfect for a home office or guest space
- Primary bedroom with walk-in closet and private ensuite
- Third bedroom ideal for family or additional workspace

### **OUTDOOR LIVING**

- Fully fenced backyard backing onto walking path
- Rear deck ideal for relaxing or entertaining
- Garden areas and charming greenhouse
- Established strawberry, raspberry, and asparagus plantings
- Added trellis features for enhanced curb appeal

## UPDATES & SMART FEATURES

- Furnace and hot water tank replaced approximately 2 years ago
- Appliances updated within the last 4 years
- Toilets and faucets replaced
- Fresh interior and exterior paint
- New fiberglass front door with decorative glass
- New screen doors (front and back)
- Google Nest thermostat
- Smart plugs installed (entry + living room)

## LIFESTYLE & LOCATION

- Backing directly onto scenic walking pathways
- Steps to parks, playgrounds, and canals
- Shopping and groceries conveniently across the street
- Family-friendly, established community

## WHY YOU'LL LOVE IT

This home offers the ease of single-level living with thoughtful updates already complete... making it an ideal fit for first-time buyers, downsizers, or investors. Simple. Smart. Move-in ready.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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