

HELLO,
Gorgeous!

70 CANALS CLOSE SW

AIRDRIE, ALBERTA

THE YARD YOU NEVER MOW

A custom built 2014 two storey in The Canals, steps from the water and walking paths, with a golf green and chipping range out back and landscaping that is 100% maintenance free.

Approximately 2,813 sq ft of total developed living space: 2,054 sq ft above grade (RMS) plus a 759 sq ft sunshine basement finished in 2020 with permits. 4 bedrooms, 3.5 bathrooms, central air conditioning and a heated double garage.

MAIN FLOOR HIGHLIGHTS

- **Open concept living, dining and kitchen across the back of the home**

- Dining area opening onto the deck, built new in 2026
- Quartz counters, centre island and a walk through pantry
- Gas fireplace anchoring the living room
- Mudroom with built ins off the heated double garage
- Two piece bathroom

Everything on this level runs across the back of the home, toward the deck and the yard.

UPPER LEVEL

- **Primary bedroom with a canal view, a huge walk in closet and a four piece ensuite with quartz, soaker tub and separate shower**

- Two more bedrooms down the hall
- Vaulted bonus room, plus a four piece main bathroom
- Upper floor laundry room with a folding table

The primary looks toward the canal. Not a bad way to start a morning.

BASEMENT, FINISHED IN 2020

- **Sunshine basement with extra natural light, finished in 2020 with permits**

- Large recreation room, a fourth bedroom and a full four piece bathroom

The lower level adds approximately 759 sq ft of developed interior space.

OUTDOOR LIVING & GARAGE

- **100% maintenance free landscaping: turf front and back, perennials and rock**

- Backyard golf green and chipping range
- New deck in 2026, concrete patio and side walkways, concrete stairs from front to back
- Heated, finished double attached garage with slat wall storage, plus permanent exterior lights

It is a yard you get to enjoy without ever having to mow it.

UPGRADES & FEATURES

- Custom built in 2014
 - Furnace 2016, central air conditioning 2018, hot water tank 2022
 - Quartz counters in the kitchen and the ensuite
 - New deck and rear turf 2026, front turf 2022, permanent exterior lights 2025
 - Basement finished in 2020 with permits, and no Poly B plumbing
- Nothing here is waiting on a weekend project.

AT A GLANCE

• 2,813 Sq Ft Total Developed Living Space

- 2,054 Sq Ft Above Grade (RMS)
- 4 Bedrooms · 3.5 Bathrooms
- Lot approximately 4,573 sq ft
- Heated double attached garage, parking for 4
- Steps from the canal and walking paths, school down the street
- Sunshine basement, fully finished
- Sonos audio, central vacuum, water softener and garage heater included
- Central air conditioning · No HOA or condo fees

WHY YOU'LL LOVE IT

This home stands out for one simple reason... the work is already done.

Steps from the canal. Finished top to bottom. A yard you never mow.

It's a combination that's hard to find, and even harder to replace.

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

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