\$1,050,000 - 146 Canals Close Sw, Airdrie

MLS® #A2236322

\$1,050,000

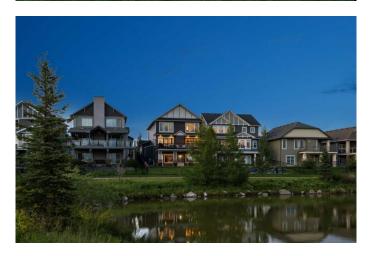
4 Bedroom, 4.00 Bathroom, 2,579 sqft Residential on 0.13 Acres

Canals, Airdrie, Alberta

Very rare opportunity to own one of the few pond lots located on Canals Close. This McKee built home modeled after the Carlingford floor plan, which is a particularly desirable layout & is beautifully finished from top to bottom. With summer here, you'II love the picturesque pond views in your SOUTH facing backyard, along with the easy access to surrounding walking paths. With no expense spared, this home will immediately impress you with beautiful rich oak hardwood throughout the main level, along with the custom millwork surrounding the fireplace. The kitchen is visually stunning with full height custom cabinetry, built-in appliances including an induction stove top, an extended central island & luxurious countertops. Off the dining space is access to your extended upper deck, ideal for entertaining! Upstairs, you'll be in awe of the space with a vaulted bonus room that overlooks the pond & a mirrored vaulted primary suite with breathtaking views. The 5 piece ensuite offers a walk-in shower with dual shower heads, double sinks & a walk-in closet with custom built-ins. The laundry room is accessible via the ensuite or the central hallway. The additional bedrooms are exceptionally large allowing for the kids to never outgrow the space (well hopefully someday!). The WALKOUT basement is entirely finished with 2 additional bedrooms, a 4 pc bath & a recreation space. The garage measures at nearly 23x23 meaning you have plenty of space for your vehicles. The driveway







is exceptionally wide as well as deep & can fit 3 vehicles across. Phenomenal location for schools as the elementary (Ralph McCall), Catholic (Our Lady Queen of Peace) & junior high (CW Perry) are all within walking distance. Fantastic Airdrie location on a quiet street, close to parks, stunning walking paths & recreation. This is a great spot for pond hockey tournaments in the winter & kayaking in the summer! Additional upgrades include central A/C, an upper pergola, water softener, central irrigation, aggregate concrete driveway, main floor built-in speakers & cat 6 wiring.

Built in 2014

Essential Information

MLS® # A2236322 Price \$1,050,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,579

Acres 0.13

Year Built 2014

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 146 Canals Close Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0S6

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Chandelier, Closet Organizers, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In

Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Water

Softener, Window Coverings, Induction Cooktop

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 4th, 2025

Days on Market 4
Zoning R1

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.