

# \$634,900 - 10 Canals Circle Sw, Airdrie

MLS® #A2266644

## \$634,900

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

Welcome to this beautiful 4-bedroom family home which offers exceptional value with so many updates and improvements! This home shows so much pride in ownership, it is truly immaculate and move in ready! You are going to love the custom kitchen with finishing usually found in much higher end homes, upgraded LVP flooring, updated furnace and hot water tank, fully developed basement with a flex bedroom or gym space, a large rec room for the kids to hang out or with the additional separate side entry there may be an opportunity for a future illegal suite. The exterior offers Gemstone lighting what a great touch for the holiday season, upgraded glass railing and low maintenance decking and a gorgeous gazebo for sunny day entertaining. All bathrooms were professionally remodeled including the double sink vanity and custom shower in the master bath. Don't wait to book your personal tour, this one is priced to sell and offers exceptional value!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266644  |
| Price      | \$634,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,917       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10 Canals Circle Sw |
| Subdivision | Canals              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 2N8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Basement, Free Standing, Gas, Living Room, Mantle                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full                                                                                                                                              |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Lighting                          |
| Lot Description   | Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt                           |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 11                 |
| Zoning         | R1                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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