

\$549,900 - 214 Canals Boulevard Sw, Airdrie

MLS® #A2267485

\$549,900

4 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

This executive Bi-Level is the definitive choice, delivering over 2,640 square feet of polished, high-end living in Airdrie's most desirable community, The Canals. Step inside the tiled entry and be greeted by spectacular vaulted ceilings that immediately amplify the space, while gleaming hardwood floors and a tranquil palette wrap you in luxury. The magnificent living room invites you to unwind by the cozy fireplace on a chilly evening. The culinary heart of the home is a fresh, bright kitchen that practically glows with natural light, thanks to custom millwork framing the windows. You'll love the airy dining area overlooking the yard, with seamless access to a large, sunny deck. Rounding out the main floor is a flexible den, ready to become your sun-drenched home office or formal dining space. This home boasts three substantial bedrooms on the upper level. Escape to the expansive primary suite, a true sanctuary featuring a 3-piece ensuite with a stand-alone shower and a cheerful skylight. A pristine 4-piece main bathroom caters to the two additional, well-proportioned bedrooms. Descend to the lower level and prepare to be captivated by the architectural sophistication of the coffered ceiling and new carpeting. This massive space is built for entertainment, featuring a huge family room with a Gas fireplace and is professionally wired with surround sound. This level also offers a fourth substantial bedroom, a massive storage room, a large laundry room, and a 3-piece bathroom, adding to the charm



of this stunning home. Practicality meets convenience with an insulated double attached garage and a beautifully manicured yard featuring an essential underground sprinkler system. Location is everything! Enjoy the ultimate convenience of this prime central hub, boasting easy walking distance to multiple schools, playgrounds, and parks. With fantastic access routes in and out of the city, your commute just got easier. This is a rare opportunity to own a beautifully maintained home in an exceptional location. Be sure to check out the iGuide. Don't wait - book your private showing today!

Built in 1998

Essential Information

MLS® #	A2267485
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,336
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	214 Canals Boulevard Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	CIR Realty
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