



**65 Canoe Circle SW**  
**Airdrie, Alberta**

**MLS # A2305023**



**\$669,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door O		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Level		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to 65 Canoe Circle in the Canals of Airdrie! This updated custom built 5 Bedroom, 3 full bathroom home offers 2515.68sq ft of developed living space. The main floor is a functional open plan with vaulted ceilings and features a spacious living room, a dining room with room for the whole family and a functional island kitchen that includes stainless steel appliances, an induction stove, corner pantry and plenty of storage. Two good sized bedrooms and a full bathroom round out his floor. A few steps up leads up to the primary bedroom that is an ideal getaway highlighted by a four piece ensuite with heated floors, built-in cabinetry, a corner jetted tub, separate shower and walk-in closet. The fully finished basement, with separate entrance, adds two additional bedrooms, a family room that boosts a gas fireplace, projector and surround sound system and a four piece bathroom. The door off the dining room leads to the low maintenance glass paneled deck with gas line for BBQ etc. The fully fenced back yard features a concrete RV pad, dog run and rough-in for a hot tub. There is also dry storage under the deck. You will love the double attached garage with access to home and basement, in-floor heating, 220 and 30 amp receptacle and hot and cold water. Ideally located on a very quiet close, you can walk to all levels of schools, parks, and playing fields. This home has been very well maintained and some of the extras and updates include newer shingles and siding, newer windows and exterior doors, custom blinds, upgraded insulation, new furnace and central air conditioning (3 years), hot water on demand, water softener, water filter system, security cameras and three zone manual underground sprinkler system. The list goes on! Come have a look, you wont be disappointed!