



GRASSROOTS

REALTY GROUP

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**80 Canoe Square SW
Airdrie, Alberta**

MLS # A2309570



\$749,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC-4
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Projector, speaker system, and cameras

This is the kind of family home that just makes life easier. Centrally located, you’re close to schools, parks, pathways, shopping, pubs, downtown Airdrie, transit, and the canal system – so whether it’s busy weekday mornings or evening walks by the water, everything is right where you need it. Inside, this home has been extensively refreshed with new flooring, fresh paint, updated lighting, and new countertops, creating a bright, move-in-ready feel from the moment you walk in. The main floor offers a warm, functional layout with custom built-ins and a feature people are going to love; a secret door leading down to the basement. And downstairs, you’ll find even more space with a large family room, a fifth bedroom, and another full bathroom – perfect for guests, teens, or a home office setup. Upstairs is where this home really separates itself from the competition. The primary suite is absolutely massive; one of the largest you’ll find. There’s plenty of room for a king-sized setup and a sitting area, plus a spacious walk-in closet and a beautiful ensuite with double sinks, a deep soaker tub, and a separate shower. You’ll also find three additional large bedrooms upstairs, giving everyone room to breathe. Outside, the massive south backyard is fully fenced and landscaped with RV parking, a fire pit area, and a rear deck complete with a gas line for the BBQ. The front veranda adds even more charm, and the oversized garage gives you all the storage and parking flexibility Alberta families are always looking for. This is a well-updated family home in one of Airdrie’s most connected communities – with the space, layout, and lifestyle that are getting harder to find. Come take a look at this beauty today so you can move in and enjoy summer!

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