



GRASSROOTS
REALTY GROUP

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44 Canoe Square SW
Airdrie, Alberta

MLS # A2309700



\$519,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,461 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Huge Price Reduction. Opportunity awaits in the highly desirable community of The Canals! This charming one-and-a-half-storey home, attached only at the garage, offers complete privacy between living spaces and boasts over 2,421 sq. ft. of developed living space on an oversized, fully fenced lot. Step into a spacious foyer that leads to bright and welcoming living and dining areas, enhanced by large windows that flood the home with natural light. The kitchen is well-appointed with ample cabinetry, stainless steel appliances, a skylight, and a full pantry providing exceptional storage space. The upper level features a spacious primary bedroom complete with a walk-in closet and a private 4-piece ensuite. The main floor includes two additional bedrooms, a full 4-piece bathroom, and comfortable living and dining spaces perfect for family living. The fully developed basement adds even more versatility with a large recreation area, kitchenette, and a two-bedroom illegal suite that offers excellent rental income potential. Recent updates include: roof replacement (2022), gutters and some siding replaced (2022), kitchen renovation (2022), full interior paint (2022), upper-floor carpet replacement (2022), upper-floor flooring replacement (2022), and hot water tank replacement (2019). Conveniently located near schools, shopping, restaurants, and everyday amenities, this home presents exceptional value in one of Airdrie's most established communities.