



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

109 Canoe Square SW
Airdrie, Alberta

MLS # A2320952



\$449,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	989 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: Fire pit, shed, alarm system, doorbell camera, tv and tv bracket in living room

Welcome to 109 Canoe Square in the sought after community of the Canals! This wonderful bungalow is only attached at the garage and has NO condo fees! Tucked away in a quiet cul-de-sac this home has so much to offer. On the main floor you will find a spacious living room which features a cozy fireplace for those cold winter nights, a 4 pc bathroom, 3 good sized bedrooms including the Primary bedroom which is large enough for a king bed and has a 4pc en-suite. The kitchen features plenty of white cabinets and lots of counterspace which flows into the dining area. From here you can enter out from patio doors onto the large deck where you can relax in the sun or entertain a lot of guests out in the pie shaped back yard! You will also find a storage shed for all those items you need to put away. Downstairs is fully developed with a utility/laundry area, massive rec/games room, a newly renovated 3pc bathroom and a guest room/den. This wonderful property is located close to schools, shopping, walking paths and restaurants.