



GRASSROOTS

REALTY GROUP

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**98 Canoe Square SW
Airdrie, Alberta**

MLS # A2321577



\$569,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,456 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Granite Counters, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully updated 2,278 sq. ft. bi-level duplex, uniquely attached ONLY at the garage for added privacy and the feel of a detached home. Situated on a desirable corner lot in a family-friendly neighbourhood close to schools, parks, shopping, and all AMENITIES, with quick access to Stoney Trail. Step inside to discover high ceiling, a large living room, and an abundance of windows that fill the home with natural light. This spacious home offers 5 bedrooms, 3 full bathrooms, and a versatile flex room in the fully developed lower level, providing plenty of SPACE for growing families, guests, a home office, or hobbies. The main living area features a cozy gas fireplace and an UPDATED KITCHEN complete with granite countertops, freshly sprayed cabinets, stunning porcelain tile flooring, and brand-new Frigidaire appliances. Porcelain tile has also been installed in the bathrooms and front entrance, creating a gorgeous look throughout. Other recent updates completed in 2026 include fresh paint throughout, two new toilets, and new interior handles and hinges, making this home truly move-in ready. Additional features include central air conditioning, a large yard, and an oversized driveway with room for up to four vehicles. The drywalled double attached garage offers built-in shelving for excellent storage and organization. With its thoughtful updates, functional layout, and exceptional location, this is a fantastic opportunity to own a well-maintained home in a sought-after community.