



GRASSROOTS
REALTY GROUP

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66 Canoe Close SW
Airdrie, Alberta

MLS # A2329451



\$488,000

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,348 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)		

Inclusions: Ecobee Thermostat, Garage Door Opener, Garage Remotes (2), All Attached Fixtures

**** OPEN HOUSE - SAT JULY 25, 2-4PM **** One of the coolest things about this duplex? Your home is only attached by the garage — not the living space. That means no shared interior walls and a level of privacy that is incredibly rare in duplex living. Step outside and you'll immediately appreciate the sunny SOUTH-facing backyard, beautifully framed by mature columnar aspens. It's a private outdoor retreat with a large, low-maintenance deck offering plenty of space for both dining and a conversation set. The welcoming front porch is equally inviting, with room for a bistro set and all your favourite seasonal decor. Inside, the front foyer features charming finishing details and offers the perfect opportunity to add hooks for jackets, backpacks, and everyday organization. Then, a versatile front room can easily become a book nook, home office, second dining area, or yoga space. The main living room is spacious and flexible, while the bright eat-in kitchen is filled with natural light and features light-coloured cabinetry, ample storage for pots and pans, a pantry, and an additional walk-in storage closet — ideal for small appliances, bulk food, and cleaning supplies. A convenient half bath and additional closet space complete the main floor. The attached garage offers excellent storage and still has room to comfortably fit your vehicle. Upstairs, the impressive 'long primary bedroom provides more than enough space for a king-sized bed and full bedroom set, plus a niche area perfect for a desk or makeup station. The walk-in closet easily accommodates a full wardrobe. Two additional bedrooms and a generous main bathroom complete the upper level. The finished basement adds even more flexibility with a rec room, a large teen or guest room, and a full 3-piece bathroom. The washer and dryer are

tucked away in the furnace room, allowing laundry to be done any time of day without disrupting the main living areas. Located in the highly desirable Canals community, this home offers west-side elegance and unbeatable convenience. You're just steps from scenic canal pathways, schools, shopping, restaurants, fitness centres, transit, and quick access to Calgary.