



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Canoe Close SW
Airdrie, Alberta

MLS # A2329834



\$469,500

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Pantry, Soaking Tub		

Inclusions: None

UNBELIEVABLE PRICE IMPROVEMENT Welcome to this 4 BED, 3 BATH family home in the sought after community of the CANALS. Offering charm, convenience, and amazing value! This two-storey home sits on a desirable corner lot with only the double garages attached, house is detached. Plenty of room for large RV on the 4 car drive! Inside, a bright living room with a bay window flows into the bright dining area with another bay window and functional kitchen with a corner pantry. Rear access to a large deck that would look fantastic with a lick of paint, and some decoration, good bones & size for entertaining, note fully fenced back yard, ideal for outdoor enjoyment. A powder room completes the main level. Upstairs features three spacious bedrooms, including a primary suite with a WALK IN CLOSET and Jack & Jill ENSUITE, a further two bedrooms complete the upper floor. The FULLY DEVELOPED BASEMENT has an UPDATED bathroom and bedroom, the bar, stairwell and family room would be a fantastic project to update, providing extra space for guests or entertaining. Located minutes from schools, shopping, transit, parks, and canal pathways, this 4-bedroom home is a great opportunity, in one of Airdrie's most desirable communities.