



GRASSROOTS
REALTY GROUP

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737 Canoe Avenue SW
Airdrie, Alberta

MLS # A2332904



\$849,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,690 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gazebo, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Soaking Tub		

Inclusions: Hot Tub, Gazebo, Pool Table, Tv Mounts, Garden Shed, Snow Blower, Formal Dining set and 6 chairs, Credenza, Built in Billy Bookcases, Massage Chair, Central Vac, Office Desk, Downstairs Gaming Tables and Chairs, Barnwood Feature Wall in Dining Room

Price Reduced! Some homes are just meant for family life, and this one on Canoe Avenue is exactly that kind of home. Tucked into the heart of the Canals — a neighbourhood known for its walking paths, parks, and genuinely great neighbours who wave from their driveways and keep an eye on each other's kids — this is the kind of street where you picture bikes in the driveway and lasting friendships next door. As you pull up the extra-long driveway with RV PARKING, and a OVERSIZED ATTACHED GARAGE with INFLOOR HEAT is rare to find. Walk through the front door and the warmth continues — curved wrought iron railings, 9-foot ceilings, and rich HARDWOOD FLOORS set a tone that's both elegant and easy to live in. Just off the entry, a quiet home office with built-in desk and cabinetry gives a real place to focus, while the formal dining room down the hall is ready for holiday dinner. (TABLE, CHAIRS, CREDENZA AND BARN WALL INCLUDED). This home also has AC! The living room's built-in feature wall and gas fireplace make it the natural spot for movie nights, and the kitchen just beyond is where the family will really gather — a huge island, GRANITE COUNTERTOPS, stainless steel appliances including a built-in oven, GAS COOKTOP, a smart fridge, wine fridge, plus a WALK-THROUGH PANTRY. Upstairs, a spacious bonus room with its own FRONT BALCONY gives the family a place to call their own, alongside two well-sized bedrooms and a bright 4-piece bathroom. At the end of the hall, the primary suite feels like a true retreat after a long day — complete with a TWO-SIDED FIREPLACE and a spa-like 5-piece ensuite featuring a JETTED SOAKER TUB, STEAM SHOWER, his and her sinks and a walk-in closet. Downstairs has a massive rec room for game nights, a fourth bedroom for guests or

growing kids, a full 3-piece bathroom, loads of storage for all of life's extras. Included in the home: MASSAGE CHAIR, GAMES TABLE, POOL TABLE. Plus the basement has heated floors to keep those toes cozy. The backyard — framed by mature trees for PRIVACY, and centred around the HOT TUB with an enclosed GAZEBO, ready for relaxing. This is more than a house — it's a place for a family to put down roots, make memories, and feel truly at home. Come see it for yourself. Ask your Realtor about the additional inclusions.