



GRASSROOTS
REALTY GROUP

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113 Canoe Square SW
Airdrie, Alberta

MLS # A2343414

\$484,700

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,385 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Gazebo, Mirror & Rack at Front Entrance, All Rack Shelving in Closet, Washrooms & Pantry

A quiet CUL DE SAC, an OVERSIZED PIE-SHAPED LOT and a WEST FACING BACKYARD give this move-in ready home the kind of outdoor space that can be hard to come by. Inside, an open floor plan brings everyone together while soaring open-to-above ceilings add an impressive sense of volume to the inviting living room. Extra windows draw in natural light and a gas fireplace adds warmth and comfort for relaxed evenings at home. Durable laminate flooring flows throughout the main living areas and continues upstairs for a cohesive, low-maintenance finish. Conversations carry easily into the bright kitchen, where stainless steel appliances (the dishwasher is brand new, installed Sept 2026), generous counter space, abundant cabinetry and clear sightlines make both everyday meals and entertaining more functional. The adjacent dining area connects directly with the backyard, making summer dinners and outdoor gatherings a natural extension of the main floor. A convenient powder room with laundry rounds out this level. Upstairs, the spacious primary bedroom gives you a comfortable place to unwind with a walk-in closet and private 4-piece ensuite. Two additional bedrooms accommodate kids, guests or a home office, while another 4-piece bathroom serves the rest of the upper level. A huge finished rec room in the finished basement leaves the possibilities wide open, with enough space to arrange distinct zones for movie nights, games, fitness equipment, hobbies, work or play without sacrificing flexibility. Outside is where the pie-shaped lot really pays off, opening to an expansive, and flat west-facing yard with plenty of grass for kids, pets and backyard activities. A gazebo adds a shaded spot to sit outdoors while still leaving an impressive amount of usable lawn. Completing the home is a double attached garage for secure parking

and additional everyday storage. Living in the Canals keeps everyday family life wonderfully connected, with the community's pathways and distinctive canal system nearby for walks, bike rides and time outdoors. Families will appreciate having Ralph McCall School, C.W. Perry School and Our Lady Queen of Peace close to home, along with playgrounds, parks and playing fields throughout the surrounding area. Shopping, restaurants and everyday services are also within easy reach, while convenient connections to Airdrie's main routes make getting around the city straightforward. With generous indoor living space, an exceptionally versatile basement and a backyard built for making the most of sunny west afternoons, this home balances everyday function with room to spread out.