



GRASSROOTS
REALTY GROUP

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21, 102 Canoe Square SW
Airdrie, Alberta

MLS # A2247488



\$429,999

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Tv Mount

This stunning corner-lot townhouse has been fully renovated from top to bottom and is ready for you to move in and enjoy. Step inside to find bright, stylish living spaces with sleek LVP flooring, modern pot lighting, and a beautifully updated kitchen featuring crisp cabinetry, countertops, stainless steel appliances, and an island perfect for cooking or entertaining. The cozy gas fireplace in the living area sets the tone for warm winter nights, while the dining room opens to your extra-large, Semi private backyard—a rare find that wraps gracefully around the corner lot, offering both space and seclusion for relaxing or hosting summer gatherings. Upstairs, the spacious primary suite boasts double closets and a semi-private ensuite—accessible from both the hallway and directly from the primary bedroom for added convenience. Two additional generously sized bedrooms and a versatile bonus room (perfect for a home office, playroom, or reading nook) offer plenty of flexibility for your lifestyle. The basement impresses with high ceilings and a huge open area, ready for your dream rec room, home gym, or extra living space. The double attached garage, insulated and painted, plus a driveway, ensures ample parking and storage. Located just steps from schools, parks, shopping, and amenities, this home blends style, comfort, and convenience in one perfect package. Don't miss this rare corner-unit with an oversized private yard—book your showing today!