



GRASSROOTS
REALTY GROUP

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80 Canoe Square SW
Airdrie, Alberta

MLS # A2258714



\$1,150,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,410 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Walk-Out To Grade
Exterior:	Concrete, Stone, Stucco
Foundation:	Poured Concrete
Features:	Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC-4
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully renovated 2,400 sq.ft. estate home on a massive corner lot—offering style, comfort, and room for the whole family. Huge attached garage with a massive front yard and enormous fenced backyard. Exterior has all new fire resistant Acrylic stucco. Elegant curb appeal with black onyx stone and Azure/cream Stucco with matte black wood trim. A curved front driveway leads to the oversized, professionally finished garage with built-in shelving, workbench, and lighting—perfect for the hobbyist. Relax on the covered front veranda or entertain on the newly built deck in your sunny backyard, complete with a firepit. Inside, you’ll find brand-new carpet and laminate flooring throughout. The main level features a welcoming living room, formal dining room, mudroom, and a chef-inspired kitchen with new cabinets and quartz countertops, plus a convenient 2-piece bath. Upstairs, a bright loft/bonus room connects four generously sized bedrooms, including an impressive 400+ sq.ft. primary suite with vaulted ceilings, a walk-in closet, and a 5-piece ensuite complete with dual sinks. The fully finished basement offers a large rec that fits the whole family as well as a den and luxury Tile Wall Bathroom. Complete Renovation Includes: Completely new exterior, fresh paint throughout, new flooring, updated kitchen, complete basement development. Located on a quiet street in the Canal Estates! Private, spacious and well maintained neighborhood. Book your private showing today!