



GRASSROOTS
REALTY GROUP

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43 Canoe Square SW
Airdrie, Alberta

MLS # A2260634



\$524,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,329 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: none

Welcome to this beautifully upgraded 3+1 bedroom, 2.5 bathroom home, offering the perfect blend of comfort, style, and functionality. Situated in a highly sought-after neighborhood, this property is ideal for families and anyone seeking a move-in-ready home close to all amenities. Step inside to find a bright, open-concept main floor featuring upgraded flooring, a modern kitchen with quality finishes, and spacious living and dining areas—perfect for both family living and entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a huge walk-in closet and loads of natural light. The fully developed lower level adds even more living space with a versatile fourth bedroom, full bathroom, and a dedicated yoga room—a unique bonus for wellness enthusiasts. Outside, enjoy your own private oasis with a beautifully landscaped yard designed for relaxation and outdoor gatherings, large garden shed, huge composite deck and LOW MAINTENANCE LANDSCAPING. The property also includes a double attached garage for convenience and extra storage. Located just minutes from schools, parks, shopping, and walking trails, this home combines modern upgrades with an unbeatable location. ? Key Features: 3+1 bedrooms, 2.5 bathrooms Upgraded flooring, kitchen, and finishes throughout Fully developed basement with Fourth bedroom, full bathroom and a yoga room Double attached garage Beautifully landscaped, private yard Close to schools, parks, shopping, and more This home truly has it all—don’t miss your chance to make it yours!