



GRASSROOTS
REALTY GROUP

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60 Canoe Cove SW
Airdrie, Alberta

MLS # A2264378



\$715,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry		

Inclusions: na

If you've been searching for the ideal family home that balances comfort, community, and convenience, look no further! This beautifully finished 2 storey walk-out offers over 2,500 sq. ft. of thoughtfully designed living space and checks every box for today's family. Nestled on a quiet cul-de-sac, this home backs and sides onto a peaceful green space, the perfect place for kids to explore and safely play. Just steps away, you'll find a tot lot and nearby schools, making those morning drop-offs quick and easy. Inside, the bright and open main floor is filled with natural light and designed for family connection, whether it's weeknight dinners or weekend movie nights. The kitchen and nook open to your south facing raised deck that overlooks your backyard, walking paths and views of the nearby hillside and rooftops. The privacy up on the deck is great for soaking in the sun's rays, getting some relaxation in, and especially enjoying it with friends or family. Upstairs you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a full ensuite bath. A large bonus room offers the perfect space for a play area or family hangout, it is a real cozy spot! Downstairs, the fully developed walk-out basement adds even more room for your family to grow, complete with a bright family room and 3-piece bath and 4th bedroom. Step outside to your massive west-facing backyard, beautifully landscaped and fully fenced, great for barbecues, kids' playtime, and evenings in your private hot tub under the stars. With a double attached heated garage, modern finishes, and a prime location close to parks and shopping, this is more than a house, it's a place your family will call home.