



GRASSROOTS
REALTY GROUP

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8 Canoe Circle SW
Airdrie, Alberta

MLS # A2270603



\$534,900

Division:	Canals		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,114 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangu		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This beautifully maintained home, nestled in the serene canals of Airdrie, offers a perfect blend of comfort and convenience, backing onto green space and a school! The spacious backyard is an absolute highlight, featuring a greenhouse, raised garden beds, a well-maintained lawn, and a large privacy screen along the back fence, ensuring seclusion while you enjoy the outdoors. The expansive back deck, accessible from the eating nook, provides a perfect space for outdoor entertaining, with stairs leading down to a charming patio area. Inside, the open-concept kitchen boasts stainless steel appliances, a corner pantry, and a central island, seamlessly connecting to the eating nook with views of the backyard. The living room is bright and inviting, with a large front-facing window and a cozy fireplace with tile surround and mantle, creating a perfect spot for family gatherings. This level also features three bedrooms, including the spacious primary suite with a walk-in closet and a large window overlooking the backyard and green space. A shared 4-piece bathroom serves these main level bedrooms, offering ample space for family members or guests. The lower level is equally impressive, this fully finished space offers a great sized laundry area, three additional bedrooms, a 4-piece bathroom, and a large rec room with great with natural light. There is endless versatility for this lower level - perfect for a home office, entertainment area, or playroom. With its well-designed layout, plentiful natural light, and thoughtful design, this home offers a charming abode in a highly sought-after neighborhood, combining the best of indoor and outdoor living!