



GRASSROOTS
REALTY GROUP

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11 Canoe Close SW
Airdrie, Alberta

MLS # A2278127



\$499,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	874 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed

****Open House Sunday Jan. 11 from 2-4:30pm**** Welcome to this beautifully maintained semi-detached bungalow, sharing only a garage wall with the neighbour. Priced like a townhouse but without condo fees or condo restrictions, this home offers the best of both worlds. Pride of ownership shines throughout, with many recent updates creating a fresh, inviting space. Nestled on a quiet street in a highly desirable neighbourhood, it's steps from shopping, amenities, parks, and top-rated schools—all within walking distance or a short drive, with easy access to public transit. Step inside to a bright, open-concept main floor bathed in natural light from abundant windows. Vaulted ceilings, neutral tones, trendy cabinetry, and extensive built-in storage enhance the modern appeal. The spacious living room flows seamlessly into the dining area and kitchen, complete with modern appliances (including a brand-new fridge) and direct access to the south-facing back deck—perfect for effortless indoor-outdoor living. The main level also includes a generous primary bedroom with a 3-piece ensuite, plus a second bedroom and an additional full bathroom. The fully finished basement provides a cozy retreat, ideal for movie nights or family gatherings. It features a welcoming family room, two large bedrooms (each with built-in storage and big south- and west-facing windows for ample natural light), a 4-piece bathroom with heated floors, and a practical laundry room with a sink—making it perfect for growing families or first-time buyers. Outside, the fully fenced and landscaped backyard boasts a south-facing deck that's ideal for summer barbecues and relaxing evenings. The attached double garage is ideal and the driveway can fit up to four additional cars! A rare find. Nearby playgrounds, sports fields, and rinks further enhance the family-friendly lifestyle. With

4 bedrooms total, thoughtful details throughout, and a prime location, this move-in-ready home is sure to impress. Schedule your private showing today!