



**GRASSROOTS**  
REALTY GROUP

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**103 Canoe Square SW**  
**Airdrie, Alberta**

**MLS # A2284179**



**\$499,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Pantry		

**Inclusions:** N/A

Welcome home to this FULLY FINISHED HOME w/DOUBLE ATTACHED GARAGE & OVERSIZED PARKING PAD. Just over 2000 sq ft of developed & upgraded space. Incredible value in this beautiful 5 bedroom bungalow in the Canals! Situated on a large corner lot & ATTACHED AT THE GARAGE ONLY (none of the living space is connected to the other side of the duplex), this lovely home has been updated w/a newer kitchen - gorgeous cabinetry, countertops, backsplash & BRAND NEW SS APPLIANCES. The cozy living room is host to a corner fireplace & the floors brand new, upgraded LVP. There are 2 good sized secondary bedrooms serviced by a 4 pc bath & the PRIMARY SUITE w/2 closets & 4 pc ENSUITE complete the main floor. All of this is highlighted by FRESH PAINT & NEW LIGHTING throughout the entire home as well as a new PATIO DOOR. Head down the stairs to the fully finished lower level noting the new carpets. This level features a large family/games room, 4th & 5th bedrooms (5th does not have a closet) full bath (yes, 3 full bathrooms in this home) laundry & storage. The flooring is durable laminate - easy to clean! Enjoy a sunny south backyard w/huge deck. The shingles & eaves were replaced in the last 10 years & the furnace has been maintained & cared for. Come & see what this home as well as the Canals have to offer - walkable to Sobey's, Ralph McCall School, Our Lady Queen of Peach School, Tim Horton's & more!