



38 Canoe Circle SW
Airdrie, Alberta

MLS # A2288202



\$575,000

Division:	Canals		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,224 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Refrigerator in lower level

Welcome to this extensively upgraded family home backing onto green space in the sought-after Canals community of Airdrie. Over the past five years, this 4 bedroom, 3 bathroom home has undergone a comprehensive transformation, blending thoughtful design with major mechanical and cosmetic updates to create a truly move-in ready home. The fully remodeled kitchen serves as the heart of the home, featuring a large central island, abundant storage, and modern appliances — including an induction stove with built-in air fryer functionality. New flooring throughout, refreshed paint, and updated light fixtures bring a clean, contemporary feel across every level. Significant upgrades provide long-term peace of mind, including new triple-pane windows, brand new entry doors, furnace and hot water tank, and central air conditioning added in 2024. The lower level has been enhanced with the addition of a bathtub and shower, creating a more functional full bathroom layout for growing families or guests. Outside, LeafFilter gutter guards have been installed to protect the home and reduce maintenance for years to come. Situated backing onto open fields and within walking distance to schools, parks, and everyday amenities, this home offers the perfect balance of location, comfort, and extensive modern upgrades. A rare opportunity to own a meticulously updated home in an established neighborhood — simply move in and enjoy.