



**80 Canoe Square SW  
Airdrie, Alberta**

**MLS # A2290062**



**\$849,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,411 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE - Saturday April 4, 2026 - 12pm to 3pm! Welcome to this beautifully renovated 2,400 sq.ft. estate home on a massive corner lot—offering style, comfort, and room for the whole family. Huge attached garage with a massive front yard and enormous fenced backyard. Exterior has all new fire resistant Acrylic stucco. Elegant curb appeal with black onyx stone and Azure/cream Stucco with matte black wood trim. A curved front driveway leads to the oversized, professionally finished garage with built-in shelving, workbench, and lighting—perfect for the hobbyist. Relax on the covered front veranda or entertain on the newly built deck in your sunny backyard, complete with a firepit. Inside, you’ll find brand-new carpet and laminate flooring throughout. The main level features a welcoming living room, formal dining room, mudroom, and a chef-inspired kitchen with new cabinets and quartz countertops, plus a convenient 2-piece bath. Upstairs, a bright loft/bonus room connects four generously sized bedrooms, including an impressive 400+ sq.ft. primary suite with vaulted ceilings, a walk-in closet, and a 5-piece ensuite complete with dual sinks. The fully finished basement offers a large rec that fits the whole family as well as a den and luxury Tile Wall Bathroom. Complete Renovation Includes: Completely new exterior, fresh paint throughout, new flooring, updated kitchen, complete basement development. Located on a quiet street in the Canal Estates! Private, spacious and well maintained neighborhood. Book your private showing today!