



729 Canoe Avenue SW
Airdrie, Alberta

MLS # A2293522



\$880,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,726 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Ga		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	GAZEBO		

HOME SWEET HOME! Welcome to this SPECTACULAR, EXQUISITELY UPDATED EXECUTIVE HOME situated in the heart of Airdrie in the coveted Canals Community. This luxurious home is loaded with charming curb appeal, pride of ownership, 5 bedrooms, 3 Flex Rooms, 4.5 bathrooms, a TRIPLE GARAGE (double and single garage), and 3,930.84 immaculately maintained SQFT of living space throughout. This home is ideal for a large family or multi-generational living, offering an open concept main floor with luxury vinyl plank flooring knock down 9’ ceilings and stylish décor. The main floor features a bright foyer, 2 piece vanity bathroom, a convenient home office/formal dining room, a den/flex space that currently is being utilized as a home gym, open plan dining area with access to the deck, large living room flooded in natural sunlight perfectly complimented by a cozy gas burning fireplace and the gourmet chef’s kitchen with newer premium stainless steel appliances, massive granite island with built-ins and a breakfast bar, beautiful cabinetry, a corner pantry and a large window above the sink overlooking the backyard to enjoy your private views. Upstairs you will find 4 great-sized bedrooms including two ensuite bathrooms, walk in/oversized closets, a laundry room and 4 piece bathroom. The primary retreat is the star of the floor showcasing all the space you could desire, a walk-in closet with 2 entrances, a luxury spa-like ensuite with a private room for the toilet, a deep soaker tub set into tile, vanity sinks and a glass shower. The fully finished basement is perfect for a growing family with a large family/recreation/games/theatre room with raised seating with a cozy fireplace, 5th bedroom, another den/office/gym and tons of storage space. Outside, you will find two garages, and your own private oasis in the fully fenced backyard with

an underground watering system, pristine landscaping, a deck and a patio with a pergola. UPGRADES INCLUDE NEWER Stainless Steel Appliances (2020), Hot water tank (2026), Gazebo (2022), LVP Flooring with extra cork underlay (for warmth and quietness) (2022), 2 sets of French doors, gorgeous lilac trees outside, 3 zone furnace, central lux Vacuum system and new closet organizers in the primary bedroom (2022). AMAZING LOCATION steps from pathways along waterways, grocery stores, pharmacies, fitness centres, restaurants, schools, bus route and all other midtown amenities, as well as a quick drive to Calgary. MUST VIEW! Book your private viewing today!