239 Canoe Drive SW
Airdrie, Alberta

MLS # A2147556

$848,888

Division:	Canals
Type:	Residential/House
Style:	2 Storey
Size:	2,473 sq.ft.
Age:	2005 (19 yrs old)
Beds:	6
Baths:	3 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.15 Acre
Lot Feat:	Irregular Lot, Level

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters		

Inclusions:	N/A

Welcome to this newly renovated gem located at 239 Canoe Drive SW in the charming community of Canals, Airdrie. This spacious 2-storey detached home offers 6 bedrooms and 3.5 bathrooms, boasting 2,472.56 sq ft of elegantly designed living space. Step into a grand foyer that opens to a spacious living area adorned with a beautiful mantle fireplace. The main floor features stained maple hardwood floors, a gourmet kitchen with granite countertops, stainless steel appliances, a large island, and a walk-in pantry. The open-concept layout seamlessly connects the kitchen, dining area, and family room, making it ideal for entertaining. The main floor also includes a bedroom, perfect for guests or as a home office, and a convenient 2-piece bathroom. Upstairs, discover a luxurious primary bedroom with a walk-in closet and a 5-piece ensuite bath. Three additional bedrooms, a bonus room, and a 4-piece bathroom complete the upper level. The fully finished basement offers two more bedrooms, a game room, and a 4-piece bathroom, providing ample space for family activities and storage. Enjoy outdoor living in the beautifully landscaped, fenced backyard, complete with a large deck. The double attached garage and proximity to schools, parks, shopping, and golf courses make this home a complete package. Don't miss the chance to call this exquisite property your home. Schedule your private viewing today!