



**67 Canoe Circle SW**  
**Airdrie, Alberta**

**MLS # A2151439**



**\$615,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** N/A

This property is a must see beautiful Bi-level, with 5 bedrooms and a nice open floor plan designed for family and entertaining. 2100 sq feet of living located in the canals with nice sized lots, surrounded by beautiful mature trees. Walking distance to 3 schools, bike paths and the all down town amenities. The kitchen features stainless steel appliances, quartz countertops and seating at the island. Off the kitchen you will find a cozy living room that brings in loads of morning sunshine. When you head downstairs you have a massive TV room great for watching movie or playing games. The laundry room awaits your imagination but is also very spacious. To complete the basement is another two bedrooms with a 3 piece bathroom. The oversized heated garage has plenty of shelving, epoxy floors. Parking pad out front fits 3 vehicles with ample space. Lot is large with beautiful wrap around two-tier deck and partial covering on the top (great for rainy nights) a pergola over the BBQ and still enough room for the trampoline or a swimming pool. The hidden gems in this home include the under ground sprinkler system with 4 zones, new high efficiency furnace 2021 and a 2023 hot water tank. Neighborhood is amazing and friendly, easy access to all the main roads. Book your private showing today!