

# \$500,000 - 79 Canoe Close Sw, Airdrie

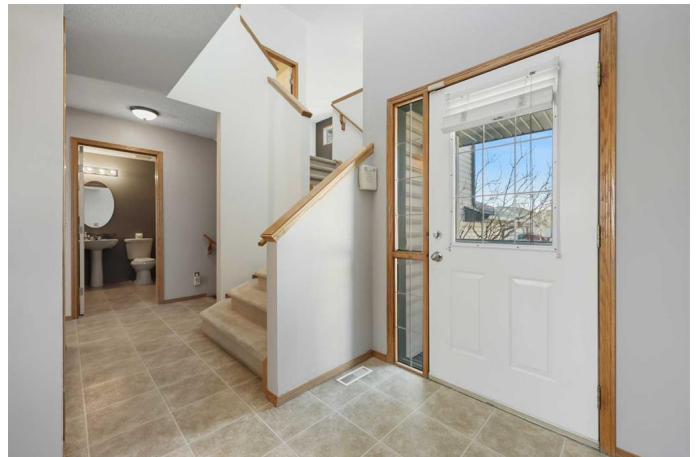
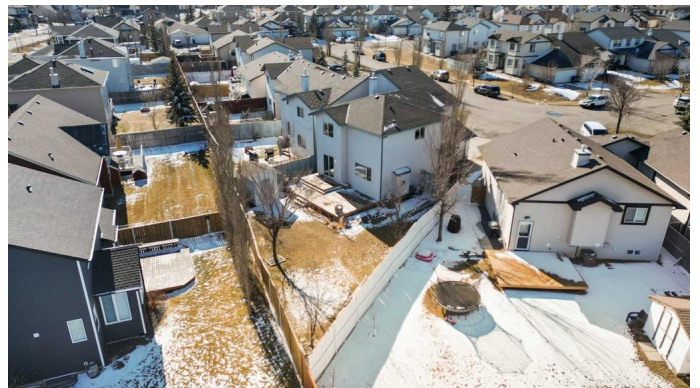
MLS® #A2197026

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,656 sqft  
Residential on 0.10 Acres

Canals, Airdrie, Alberta

Here is the one you have been waiting for! This well cared for property features over 2100 square feet of developed space, a double attached garage, NO CONDO FEES, and sits on a huge pie shaped lot in a quiet cul-de-sac! As you walk into the property you are greeted by real hardwood flooring leading you into the open concept main floor. Living room with large windows letting in lots of natural light and tile faced gas fireplace with mantle. Very functional kitchen with newer stainless-steel appliances, oak cabinetry, tile backsplash, corner pantry, and center island with raised bar eating ledge. Open to the dining area with sliding doors out to the deck with natural gas hook up. Convenient main floor laundry with newer washer and dryer, and 2-piece powder room complete the main floor. Head upstairs to the huge bonus room with soaring ceilings, the perfect kids play area or movie room. Large master bedroom with walk-through closet and its own full 4-piece ensuite bathroom. Good sized 2nd and 3rd bedrooms and their own adjoining 4-piece bathroom complete this family friendly layout. Finished basement with a huge rec room and a roughed in bathroom area awaiting your creative design. All this sits on a massive pie lot that is fully fenced and landscaped with mature trees and includes a storage shed. Located in the Canals of Airdrie with Ralph McCall & Our Lady Queen of Peace Schools, parks, playgrounds, outdoor rink, walking paths & shopping amenities minutes from your door. This home shows very



well and is available for quick possession if needed!

Built in 2002

### **Essential Information**

MLS® #	A2197026
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	79 Canoe Close Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R2

### **Listing Details**

Listing Office	Real Broker
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