

# \$560,000 - 117 Canoe Square Sw, Airdrie

MLS® #A2215722

**\$560,000**

3 Bedroom, 4.00 Bathroom, 1,388 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

This beautifully renovated home offers 4 spacious bedrooms, 3.5 bathrooms, and a bright, open-concept layout that's perfect for both everyday living and entertaining. The property features a double attached garage, with the home itself only connected by the garage, offering added privacy. Situated on a massive pie-shaped lot with a west-facing backyard, you'll enjoy stunning evening sunsets and plenty of outdoor space. Inside, the upgraded kitchen boasts a large island and ample cupboard space, ideal for the home chef. Upstairs there are 3 bedrooms. The primary room has its own ensuite bath. The fully finished basement provides additional living space, perfect for a rec room, home office, or play area. Located close to schools, shopping, and parks, this home is ideal for a young family looking to settle in a welcoming, convenient neighborhood. Schedule a showing for this gorgeous home quick!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215722  |
| Price          | \$560,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,388     |



|            |                        |
|------------|------------------------|
| Acres      | 0.12                   |
| Year Built | 2002                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 117 Canoe Square Sw |
| Subdivision | Canals              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 2N7             |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer               |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas, Living Room                                                                    |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Yard, Landscaped, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | R2            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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