

27 Canoe Circle SW
Airdrie, Alberta

MLS # A2170721



\$650,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Wet Bar		

Inclusions: NA

This meticulously maintained home is a Rare find! This home sits on a massive CORNER LOT, allowing for optimal privacy! Currently undergoing renovations which will include: Newly painted, New flooring, Updated cabinets in the kitchen, updates in bathrooms throughout. The master bathroom is spacious and allows for natural lighting, plenty of storage space with a luxurious walk in closet, and with the ensuite bathroom comes a large jetted tub perfect for unwinding at the end of a long day! The main floor bedroom can be used as a home office or den. The kitchen is bright and spacious which gives direct access to a private, fully fenced massive backyard & a gated deck perfect for entertaining. The landscaped backyard is perfect for pets and children to run around and enjoy. The basement features a wet bar / kitchenette, perfect for hosting friends and family or enjoying a cozy night in with family. This property is located just STEPS from Ralph McCall School. Truly an incredible home!