

40 Canoe Circle SW
Airdrie, Alberta

MLS # A2177206



\$739,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Underground Sprinkler System, Exterior Patio Lighting

Wow, Wow, Wow! THIS HOME IS TRULY A GEM! With over 3,100 square feet of meticulously designed and luxurious living space, this fully developed property offers an incredible blend of comfort, style, and functionality. Situated on an expansive pie-shaped lot that backs onto peaceful greenspace, this home has been lovingly maintained and updated by its original owners, showcasing quality at every turn. Step into the heart of the home – a grand kitchen with an impressive island, seamlessly connecting to an oversized dining area complete with a cozy fireplace. This space is ideal for gatherings, offering both warmth and elegance. Adjacent to the dining area, the west-facing family room is bathed in natural light, featuring vaulted ceilings, ample windows, and another inviting gas fireplace. This room, with its stunning ambiance, may just become your favorite spot in the house. The updates are impeccable: stylish cabinetry, custom built-ins, and granite countertops throughout. Each bathroom has been beautifully renovated, with the primary ensuite boasting a spacious shower and a double vanity that exudes luxury and practicality. The main floor has solid hardwood floors and offers a thoughtfully designed mudroom and laundry area, complete with a laundry sink and lockers – perfect for busy lifestyles. Downstairs, the developed basement provides additional living space with a generous family room, a fourth bedroom, a three-piece bathroom, and plenty of room to adapt as your family grows. Step outside and be greeted by maintenance-free decks and an expansive, private backyard. The lush, pie-shaped lot that backs onto greenspace creates a serene outdoor retreat. Additional features include underground sprinklers, a gas line to the BBQ, and central air conditioning, and heated garage – ensuring convenience and

comfort all year round. This home is truly special, with features and upgrades that go on and on. Walking Distance to K-8 public and Catholic Schools, and an outdoor rink. Don't miss the chance to experience it firsthand – it's a must-see!