

\$889,988 - 713 Canoe Avenue Sw, Airdrie

MLS® #A2101591

\$889,988

5 Bedroom, 4.00 Bathroom, 2,878 sqft

Residential on 0.14 Acres

Canals, Airdrie, Alberta

Nestled in the heart of the most well sought Canals community in Airdrie, this 2800+ two storey split house is ideal for the active family, steps away to water activities and pathway. A great outdoor year round activities and close to most of the amenities. Heated flooring, fully finished basement that can easily turn into mother-in-law or rental suite as long as the city allows it. A bedroom, full bath, rec room and an open office concept the can be converted to a functioning kitchen setup. the main floor boast an open concept, living room with fireplace, a great place the cozy up on those cold winter nights. The huge island in the kitchen complemented by granite countertop through out with modern and upgraded appliances not to mention the custom cabinetry all the way to ceiling, enjoy the dinner with family and friends in this great dining area and onto the low maintenance deck the width of the house. Fully grown trees that also serves as the nature's privacy wall onto less maintenance landscaping(artificial turf)the office is nicely situated as you come to a nice size foyer. Moving along in the top floor where once again, an open concept, family room complemented by a cozy looking fireplace, master bedroom with 5 pcs ensuite, and a walking closet. The main room and the laundry room is conveniently is located close the the other 3 bedrooms. The 9' ceiling make the house looks more bigger than already is. And for those who enjoys collections of toys, the



ground heated garages (double and single.)are the perfect place for them and then some. The upgraded aggregate driveway make this house standout. The owners installed the permanent lighting a great and final touch of year-round lighting around the house and can be turned on with just a flick of the switch. With all those wonderful upgrades donâ€™t hesitate to call your favorite realtor to set up your private viewing. This house has a wow factor.

Built in 2014

Essential Information

MLS® #	A2101591
Price	\$889,988
Sold Price	\$870,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,878
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	713 Canoe Avenue Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3k5

Amenities

Parking Spaces	3
----------------	---

Parking	Aggregate, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached
---------	--

Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Built-In Oven, Convection Oven, Dishwasher, Garage Control(s), Gas Range, Gas Stove, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Central, In Floor, Mid Efficiency, Fireplace(s), Standard, Forced Air, Humidity Control, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Gas Starter, Insert, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Low Maintenance Landscape, Level, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2024
Date Sold	February 6th, 2024
Days on Market	21
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.