

\$729,900 - 207 Canoe Drive Sw, Airdrie

MLS® #A2114346

\$729,900

6 Bedroom, 4.00 Bathroom, 2,341 sqft

Residential on 0.17 Acres

Canals, Airdrie, Alberta

Welcome to your new home situated in the highly sought-after CANALS of Airdrie. This 2-storey home offers more than 3,300 sqft of comfort and convenience, surrounded by an array of amenities. As you approach the curved driveway, a covered veranda beckons you inside. The spacious front entry impresses with a vaulted ceiling and striking CURVED STAIRCASE with HARDWOOD floors. The main floor boasts a functional layout, designed for entertaining and everyday living. The kitchen provides ample counter and cabinet space, GRANITE countertops, a full tile backsplash, a convenient corner PANTRY, a garburator, and stainless steel appliances - including a GAS RANGE! The living room offers the perfect space to unwind in front of the cozy natural GAS FIREPLACE. Adjacent to this, a bright dining area leads to the impressive 4-SEASON, SOUTH-FACING SUNROOM, ideal for you and your plants to enjoy sunshine year-round. Completing this level is a MAIN FLOOR BEDROOM, which can also be used as a home office. Around the corner is a powder room, and an ample laundry room / mud room leading to the OVERSIZED, INSULATED DOUBLE GARAGE. Upstairs, retreat to the enormous primary bedroom featuring a walk-in closet and a RENOVATED ENSUITE adorned with marble tile, quartz countertop, and WALK-IN SHOWER! Two additional generous bedrooms and another renovated 4pc bathroom, with JETTED TUB provide space



and comfort for the whole family. The finished basement offers a large family room, two considerable-sized bedrooms, and yet another renovated 4pc bathroom. A utility room for storage and organization completes the area. Outside, the SOUTH-FACING MASSIVE YARD beckons with mature trees, a charming GAZEBO and a swing. Not to mention an EXPANSIVE DECK perfect for outdoor entertaining, garden boxes for green thumbs, storage sheds, and more, creating a private oasis for relaxation and enjoyment. Discover the charm of the community with its serene WALKING TRAILS along the picturesque canals, inviting PARKS, and convenient access to nearby schools and shopping centers. This move-in ready home combines elegance, comfort, and functionality, making it a must-see for any buyer. Don't miss your opportunity to make 207 Canoe Drive SW your new home sweet home!

Built in 2002

Essential Information

MLS® #	A2114346
Price	\$729,900
Sold Price	\$729,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,341
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address 207 Canoe Drive Sw
Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 2N8

Amenities

Parking Spaces 4
Parking Double Garage Attached, Double Carport, Oversized, RV Access/Parking

Interior

Interior Features Central Vacuum, Closet Organizer, Kitchen Island, No Smoking Allowed, Remarks, Storage, Sump Pump
Appliances Dishwasher, Dryer, Garage Door Opener, Microwave Hood Fan, Refrigerator
Heating Electric, Forced Air, Natural Gas
Cooling Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Glass Doors, Living Room, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Other, Private Yard, Storage
Lot Description Back Yard, City Lot, Gazebo, Front Yard, Lawn, Garden, Landscaped, Private, Treed
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2024
Date Sold March 30th, 2024
Days on Market 17
Zoning DC-3
HOA Fees 0.00



Listing Details

Listing Office eXp Realty

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