

\$650,000 - 242 Canoe Square Sw, Airdrie

MLS® #A2119777

\$650,000

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.18 Acres

Canals, Airdrie, Alberta

Welcome to this charming property nestled on a spacious lot, offering an acreage feel while conveniently located within reach of urban amenities. Boasting captivating curb appeal, this home presents a picturesque setting with its MASSIVE lot and inviting facade. As you enter, the bright ambiance, accentuated by 9' ceilings throughout, welcomes you into a world of refined aesthetics, freshly updated with paint throughout. The heart of this home is its stunning two-toned kitchen, a masterpiece of design featuring a centre island with a flush eating bar and wine shelving. Soft-close drawers and cabinets, alongside state-of-the-art stainless-steel appliances including a gas stove, make culinary endeavours a delight. A walk-through door to the laundry with sink, mudroom and pantry. A convenient half bath, ensuring practicality matches the home's style. The large living room, with its inviting gas fireplace, flows effortlessly into the perfect dining space. Here, large windows not only flood the space with natural light but also offer views over the MASSIVE rear yard, adorned with mature landscaping. The dining area grants access to a back deck, complete with a BBQ gas line hookup, making it an ideal spot for entertaining or quiet relaxation. Ascending past the spindled staircase to the upper floor, you'll find a loft/tech area with vaulted ceilings, three generously sized bedrooms, including the primary suite, a sanctuary of comfort. It features a walk-in closet and a 4pc ensuite



with dual sinks, promising a luxurious retreat. An additional 4pc main bath ensures ample convenience for family and guests alike. The FULLY FINISHED basement is an entertainment haven, with a MASSIVE rec room anchored by a gas fireplace, built-in speakers for an immersive audio experience, an additional bedroom, a 4pc bathroom, and a cleverly integrated Murphy bed. A storage room and a unique walk-up door from the basement to the garage add layers of functionality to this versatile space. Noteworthy additional property attributes include air conditioning for those warm summer days, 38' RV parking pad for adventure enthusiasts, coupled with an oversized side heated garage hosting man door to the rear yard. This home is not just a residence but a lifestyle offering, positioned conveniently close to all amenities in a quiet cul-de-sac. This exquisite home, with its blend of luxury, comfort, and convenience, situated in a coveted location, offers an unparalleled living experience. Whether it's serene walks by the canals, hosting gatherings in the massive yard, or simply enjoying the comfort of this beautifully designed space, life here is sure to be exceptional.

Built in 2002

Essential Information

MLS® #	A2119777
Price	\$650,000
Sold Price	\$672,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.18

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	242 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N6

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Side, Heated Garage, Insulated, Oversized, RV Access/Parking

Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	7
Zoning	DC-4
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.