

\$569,900 - 70 Canoe Circle Sw, Airdrie

MLS® #A2122256

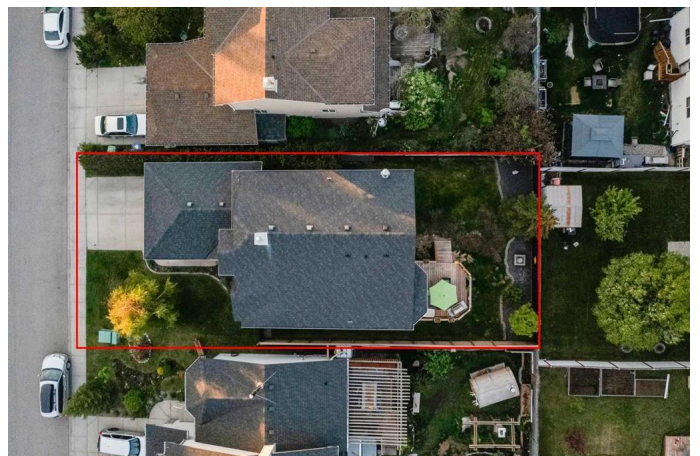
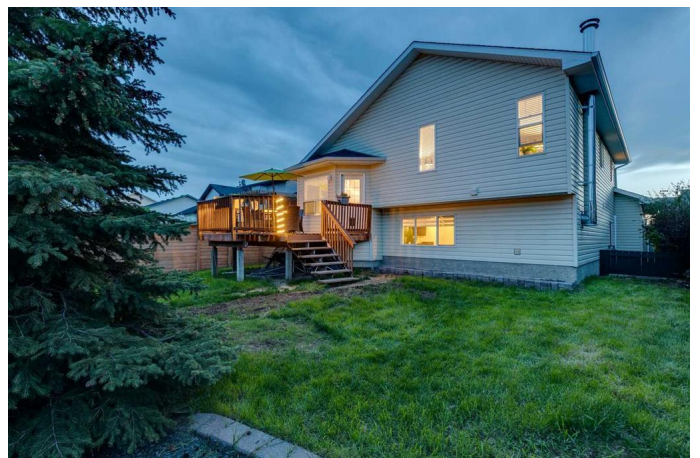
\$569,900

3 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

THIS IS THE ONE youâ€™ve been waiting for!..so WELCOME HOME!! From the moment you walk through the front door you are going to fall in love with this split level home thats been updated, refreshed and fashioned for family. With over 2000 sf of living space, a versatile and open floor plan, vaulted ceilings and a bright interior with abundance of natural light!showcasing the treed location, itâ€™s the perfect home for casual comfort living. Great eat-in kitchen with breakfast bar and separate eating area with entrance to rear deck for evening relax while the kids play in the large fenced yard. Upper level hosts the Primary Bedroom with ensuite, along with 2 other good size bedrooms and 2nd bath. Heading to 2nd level is the family room with large windows and rough in for wood stove, 3rd bath, laundry and entrance to garage. Third level boasts another large rec room perfect for games room, movie night and just off of that room could be a 4th BR (window is not egress), Office or perfect craft room or just more storage. Furnace & HWT tank 6 years, newer C/AIR too + more. There is so much to offer here and Canals is a great community with golfing, parks, shopping and everything that matters so close by including 3 schools within walking distance and you are going to love living here! Have a look at the pictures, then schedule your own personal visit through before its too late!..you wonâ€™t be disappointed.



Built in 1998

Essential Information

MLS® #	A2122256
Price	\$569,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,215
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	70 Canoe Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, See Remarks, Tray Ceiling(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2024
Date Sold June 8th, 2024
Days on Market 10
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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.