

\$575,000 - 71 Canoe Circle Sw, Airdrie

MLS® #A2131885

\$575,000

4 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.13 Acres

Canals, Airdrie, Alberta

LOCATION, LOCATION, LOCATION! Welcome to this delightful four-level split home with over 2040 sq ft of developed space, nestled in a very well kept, quiet neighborhood walking distance to three schools and the pathways along the scenic canals. This 5 bedroom, walk out property offers a harmonious blend of comfort, functionality, and outdoor enjoyment. This property offers a unique layout across four levels, providing ample space for every member of the family to enjoy their own retreat while still fostering a sense of togetherness. The main level features a spacious living room with gas fireplace and large windows, and a kitchen and dining area that are perfect for family meals and entertaining. Open railing off the kitchen area allows for a sightline to the third level which is also above grade. This living room area has sliding doors that lead out to a newer, maintenance free deck! Step outside to the expansive backyard, where you'll find a SWIM SPA (purchased 3 years ago and still has some warranty) a true oasis for relaxation and fitness. Whether you're unwinding after a long day or enjoying a morning swim, this feature adds a touch of luxury to your lifestyle. The large yard provides endless possibilities. Create a play area for kids, set up a cozy fire pit, or cultivate a beautiful garden. The options are yours to explore. Also on the third level is a two piece bathroom; a laundry room with newer washer and dryer; and the entry to the double



attached garage. The fully finished fourth level of this home provides even more versatility, with additional living space that can be used as a family room, home office, or gym plus a fourth bedroom. Upstairs on the top floor you will find three generous sized bedrooms. The primary bedroom has a walk in closet with shelving and an ensuite that has been recently renovated. An additional four piece bathroom completes this level. This well cared for home even has a new Hot water tank (1 year old) and a newer furnace (6 years old)!! This is one you don't want to miss out on! Schedule your private showing today!! This one won't be around long!

Built in 1998

Essential Information

MLS® #	A2131885
Price	\$575,000
Sold Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	71 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 Ceiling Fan(s), Closet Organizers, Storage, Suspended Ceiling, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2024

Date Sold May 28th, 2024

Days on Market 12

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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