

43 Canoe Square SW
Airdrie, Alberta

MLS # A2260634



\$509,900

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|------------------|---|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,329 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Level, Low Maintenance Landscape, Rectangular Lot | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows | | |

Inclusions: none

Welcome to this beautifully upgraded 3+1 bedroom, 2.5 bathroom home, offering the perfect blend of comfort, style, and functionality. Situated in a highly sought-after neighborhood, this property is ideal for families and anyone seeking a move-in-ready home close to all amenities. Step inside to find a bright, open-concept main floor featuring upgraded flooring, a modern kitchen with quality finishes, and spacious living and dining areas—perfect for both family living and entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a huge walk-in closet and loads of natural light. The fully developed lower level adds even more living space with a versatile fourth bedroom, full bathroom, and a dedicated yoga room—a unique bonus for wellness enthusiasts. Outside, enjoy your own private oasis with a beautifully landscaped yard designed for relaxation and outdoor gatherings, large garden shed, huge composite deck and LOW MAINTENANCE LANDSCAPING. The property also includes a double attached garage for convenience and extra storage. Located just minutes from schools, parks, shopping, and walking trails, this home combines modern upgrades with an unbeatable location. ? Key Features: 3+1 bedrooms, 2.5 bathrooms Upgraded flooring, kitchen, and finishes throughout Fully developed basement with Fourth bedroom, full bathroom and a yoga room Double attached garage Beautifully landscaped, private yard Close to schools, parks, shopping, and more This home truly has it all—don’t miss your chance to make it yours!