

**8 Canoe Circle SW  
Airdrie, Alberta**

**MLS # A2270603**

**\$534,900**



<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This beautifully maintained home, nestled in the serene canals of Airdrie, offers a perfect blend of comfort and convenience, backing onto green space and a school! The spacious backyard is an absolute highlight, featuring a greenhouse, raised garden beds, a well-maintained lawn, and a large privacy screen along the back fence, ensuring seclusion while you enjoy the outdoors. The expansive back deck, accessible from the eating nook, provides a perfect space for outdoor entertaining, with stairs leading down to a charming patio area. Inside, the open-concept kitchen boasts stainless steel appliances, a corner pantry, and a central island, seamlessly connecting to the eating nook with views of the backyard. The living room is bright and inviting, with a large front-facing window and a cozy fireplace with tile surround and mantle, creating a perfect spot for family gatherings. This level also features three bedrooms, including the spacious primary suite with a walk-in closet and a large window overlooking the backyard and green space. A shared 4-piece bathroom serves these main level bedrooms, offering ample space for family members or guests. The lower level is equally impressive, this fully finished space offers a great sized laundry area, three additional bedrooms, a 4-piece bathroom, and a large rec room with great with natural light. There is endless versatility for this lower level - perfect for a home office, entertainment area, or playroom. With its well-designed layout, plentiful natural light, and thoughtful design, this home offers a charming abode in a highly sought-after neighborhood, combining the best of indoor and outdoor living!