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8 Canoe Circle SW Airdrie, Alberta

MLS # A2270603



\$534,900

Division: Canals Residential/House Type: Style: Bi-Level Size: 1,114 sq.ft. Age: 1999 (26 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.11 Acre Lot Feat: Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangu

Heating: Water: Forced Air Sewer: Floors: Laminate, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Vinyl Siding R1 Foundation: **Poured Concrete Utilities:**

Features: Pantry, Walk-In Closet(s)

Inclusions: 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!