

62 Canoe Circle SW  
Airdrie, Alberta

MLS # A2276684



**\$639,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Many Trees, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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>	No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Pergola on Deck		

OPEN HOUSE SAT DEC.10, 2-4pm. This spacious family home in the popular community of the Canals offers a wonderful layout, thoughtful updates and a generous backyard, all within walking distance of neighbourhood schools. Fully developed, with 5 bedrooms, 3.5 bathrooms and ample living space spread across three levels. The main floor has a welcoming front entry that leads to a private office framed by a large window overlooking the front yard. A formal dining room sits nearby and can be used to suit a variety of needs, whether hosting gatherings, or for day-to-day activities. The centrally located kitchen features abundant counter and cabinet space, island and corner pantry. The kitchen flows easily into the bright dining nook overlooking the backyard. From here, the space opens into the great room, where a stunning gas fireplace creates a warm focal point. Upstairs, the primary suite offers a comfortable retreat with a five-piece ensuite that includes a dual-sink vanity and a relaxing soaker tub, as well as a walk-in closet. Directly beside the primary bedroom is a den suited for reading, work, or quiet reflection. Three additional bedrooms and a four-piece bathroom complete the upper level. The fully finished basement extends the home's versatility with an open recreation area, additional bedroom, bathroom and storage room. The attached double garage leads into a mudroom with closet and laundry area. Outside, the home sits on a large, pie-shaped private lot enriched with many mature trees, established garden spaces, and a charming tree house for children to enjoy! An impressive deck complete with a gazebo provides a sheltered outdoor spot for relaxing or entertaining through the seasons. Recent improvements include Central A/C, fresh paint and new flooring, bringing a clean and updated feel throughout the home. The Canals community in Airdrie is

known for its convenient pathways, numerous amenities and quick access to schools - making it a sought-after area for families. This home is perfectly located walking distance to Ralph McCall School, Our Lady of Peace School and C.W. Perry School. Take advantage of your opportunity to see this incredible property in person - book your showing today! Be sure to check out the floorplans and 3D tour for a closer look before your visit.