

**11 Canoe Close SW  
Airdrie, Alberta**

**MLS # A2278127**



# \$499,900

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Shed

**\*\*Open House Saturday and Sunday Jan. 17-18 from 1-3 pm\*\*** Welcome to this beautifully maintained semi-detached bungalow, sharing only a garage wall with the neighbour. Priced like a townhouse but without condo fees or condo restrictions, this home offers the best of both worlds. Pride of ownership shines throughout, with many recent updates creating a fresh, inviting space. Nestled on a quiet street in a highly desirable neighbourhood, it's steps from shopping, amenities, parks, and top-rated schools—all within walking distance or a short drive, with easy access to public transit. Step inside to a bright, open-concept main floor bathed in natural light from abundant windows. Vaulted ceilings, neutral tones, trendy cabinetry, and extensive built-in storage enhance the modern appeal. The spacious living room flows seamlessly into the dining area and kitchen, complete with modern appliances (including a brand-new fridge) and direct access to the south-facing back deck—perfect for effortless indoor-outdoor living. The main level also includes a generous primary bedroom with a 3-piece ensuite, plus a second bedroom and an additional full bathroom. The fully finished basement provides a cozy retreat, ideal for movie nights or family gatherings. It features a welcoming family room, two large bedrooms (each with built-in storage and big south- and west-facing windows for ample natural light), a 4-piece bathroom with heated floors, and a practical laundry room with a sink—making it perfect for growing families or first-time buyers. Outside, the fully fenced and landscaped backyard boasts a south-facing deck that's ideal for summer barbecues and relaxing evenings. The attached double garage is ideal and the driveway can fit up to four additional cars! A rare find. Nearby playgrounds, sports fields, and rinks further enhance the

family-friendly lifestyle. With 4 bedrooms total, thoughtful details throughout, and a prime location, this move-in-ready home is sure to impress. Schedule your private showing today!