103 Canoe Square SW
Airdrie, Alberta

MLS # A2284179

$499,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	994 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Pantry		

Inclusions: N/A

Welcome home to this FULLY FINISHED HOME w/DOUBLE ATTACHED GARAGE & OVERSIZED PARKING PAD. Just over 2000 sq ft of developed & upgraded space. Incredible value in this beautiful 5 bedroom bungalow in the Canals! Situated on a large corner lot & ATTACHED AT THE GARAGE ONLY (none of the living space is connected to the other side of the duplex), this lovely home has been updated w/a newer kitchen - gorgeous cabinetry, countertops, backsplash & BRAND NEW SS APPLIANCES. The cozy living room is host to a corner fireplace & the floors brand new, upgraded LVP. There are 2 good sized secondary bedrooms serviced by a 4 pc bath & the PRIMARY SUITE w/2 closets & 4 pc ENSUITE complete the main floor. All of this is highlighted by FRESH PAINT & NEW LIGHTING throughout the entire home as well as a new PATIO DOOR. Head down the stairs to the fully finished lower level noting the new carpets. This level features a large family/games room, 4th & 5th bedrooms (5th does not have a closet) full bath (yes, 3 full bathrooms in this home) laundry & storage. The flooring is durable laminate - easy to clean! Enjoy a sunny south backyard w/huge deck. The shingles & eaves were replaced in the last 10 years & the furnace has been maintained & cared for. Come & see what this home as well as the Canals have to offer - walkable to Sobey’s, Ralph McCall School, Our Lady Queen of Peach School, Tim Horton’s & more!