

71 Canoe Close SW Airdrie, Alberta

MLS # A2226049



\$499,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,037 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Separate Entrance, Skylight(s)		

Inclusions: None

*** OPEN HOUSE SAT JUNE 7TH, 12PM - 3PM *** LOTS OF UPGRADES - SEPARATE ENTRANCE - NO CONDO FEES ***

Welcome to this rare semi-detached gem in the heart of Canals—offering a massive double attached garage (complete with a 220V plug), 4 bedrooms, 2 full bathrooms, and no condo fees. Unlike many semi-detached homes, this one comes with a private backyard, beautifully landscaped for relaxing evenings or summer BBQs. Inside, the main floor showcases a stunning silgranite sink, all-NEW stainless steel appliances, and a high-end custom pantry/coffee station with upgraded cabinets. The kitchen sink has new plumbing, and the upstairs bathroom has been refreshed with modern plumbing fixtures. Throughout the home, enjoy the warmth of new light fixtures and a very well taken care of home. Downstairs, the fully developed basement has been extensively renovated—featuring a large fourth bedroom, full bathroom, a versatile den, and NEW LAUNDRY MACHINES. Everything has been freshly painted and updated with new carpet for a clean, move-in-ready feel. Located in the highly desirable Canals community, you're just steps from beautiful walking paths, close to 8 Street, Chinook Winds Park, downtown Airdrie, and convenient shopping. This home offers unbeatable value with thoughtful upgrades, a separate entrance, and the kind of garage space usually reserved for detached homes. Call your favorite Realtor and book your showing today