

**27, 156 Canoe Drive SW**  
**Airdrie, Alberta**

**MLS # A2300589**



**\$369,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** None

Welcome Home! This beautifully updated 1,342 sq. ft. two-storey townhome is located in the highly sought-after community of Canals in Airdrie. As an end unit backing onto a peaceful greenbelt and pathway system, this home offers both privacy and an abundance of natural light. Step inside to a spacious foyer that opens to a bright and inviting main floor, featuring brand new laminate flooring throughout. The kitchen has been tastefully refreshed with a new fridge, range, stylish backsplash, and plenty of cupboard and counter space—perfect for both everyday living and entertaining. The cozy family room is highlighted by a charming fireplace and large windows that flood the space with light. From here, step out onto your private deck—an ideal spot for BBQs and relaxing with friends. A renovated powder room completes the main level. Upstairs, you’ll find brand new carpet throughout, leading to two generously sized primary bedrooms and a versatile bonus area—perfect for a home office or reading nook. A well-appointed 4-piece bathroom is conveniently located between the bedrooms. The fully developed basement offers even more living space, including a large flex room that can easily serve as a bedroom, a laundry area with new washer and dryer, and an additional 4-piece bathroom. Numerous upgrades throughout the home include fresh paint, new baseboards, updated vanity, and more—making this property truly move-in ready. Enjoy the convenience of stepping right onto the pathway system, with the Canals, schools, parks, and shopping just moments away. Don’t miss your opportunity to own this fantastic home—Welcome Home!