

**38 Canoe Circle SW**  
**Airdrie, Alberta**

**MLS # A2311189**



**\$565,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Open House Sunday May 31 from 2-4. Welcome to this extensively upgraded family home backing onto green space in the sought-after Canals community of Airdrie. Over the past five years, this 4 bedroom, 3 bathroom home has undergone a comprehensive transformation, blending thoughtful design with major mechanical and cosmetic updates to create a truly move-in ready home. The fully remodelled kitchen serves as the heart of the home, featuring a large central island, abundant storage, and modern appliances &mdash; including an induction stove with built-in air fryer functionality. New flooring throughout, refreshed paint, and updated light fixtures bring a clean, contemporary feel across every level. Significant upgrades provide long-term peace of mind, including new triple-pane windows, brand new entry doors, furnace and hot water tank, and central air conditioning added in 2024. The lower level has been enhanced with the addition of a bathtub and shower, creating a more functional full bathroom layout for growing families or guests. Outside, LeafFilter gutter guards have been installed to protect the home and reduce maintenance for years to come. Situated backing onto open fields and within walking distance to schools, parks, and everyday amenities, this home offers the perfect balance of location, comfort, and extensive modern upgrades. A rare opportunity to own a meticulously updated home in an established neighbourhood &mdash; simply move in and enjoy!