

**737 Canoe Avenue SW**  
**Airdrie, Alberta**

**MLS # A2332904**



**\$875,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canals                                      |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 2 Storey                                    |               |                   |
| <b>Size:</b>     | 2,690 sq.ft.                                | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gazebo, Private, Rectangular Lot |               |                   |

|                    |                                            |                   |    |
|--------------------|--------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters, See Remarks, Soaking Tub |                   |    |

**Inclusions:** Hot Tub, Gazebo, Pool Table, Tv Mounts, Garden Shed, Snow Blower, Formal Dining set and 6 chairs, Credenza, Built in Billy Bookcases, Massage Chair, Central Vac, Office Desk, Downstairs Gaming Tables and Chairs, Barnwood Feature Wall in Dining Room

Some homes are just meant for family life, and this one on Canoe Avenue is exactly that kind of home. Tucked into the heart of the Canals &mdash; a neighbourhood known for its walking paths, parks, and genuinely great neighbours who wave from their driveways and keep an eye on each other's kids &mdash; this is the kind of street where you picture bikes in the driveway and lasting friendships next door. Pull up and you'll immediately feel it: the pride of ownership. The extra-long driveway with room for the RV, and a oversized double attached garage waiting for your toys. Walk through the front door and the warmth continues &mdash; curved wrought iron railings, 9-foot ceilings, and rich hardwood floors set a tone that's both elegant and easy to live in. Just off the entry, a quiet home office with built-in desk and cabinetry gives whoever needs it a real place to focus, while the formal dining room down the hall is ready for holiday dinner. (Table, chairs, credenza and barn wall included). This home also has AC! At the centre of it all is an open-concept living space built for togetherness. The living room's built-in feature wall and gas fireplace make it the natural spot for movie nights, and the kitchen just beyond is where the family will really gather &mdash; a huge island, granite counters, a full suite of stainless steel appliances including a built-in oven, gas cooktop, a smart fridge, wine fridge, plus a walk-through pantry. Upstairs, a spacious bonus room with its own front balcony gives the family a place to call their own, alongside two well-sized bedrooms and a bright 4-piece bathroom. At the end of the hall, the primary suite feels like a true retreat after a long day &mdash; complete with a two-sided fireplace and a spa-like 5-piece ensuite featuring a jetted soaker tub, his and her sinks, a shower, and a walk-in closet built for two. Downstairs, the fully finished basement is

where the fun really happens: a massive rec room for game nights, a fourth bedroom for guests or growing kids, a full 3-piece bathroom, loads of storage for all of life's extras plus the massage chair, games tables and pool table are included. The infloor heat in the basement and garage will keep you cozy all winter long. And then there's the backyard &mdash; framed by mature trees for privacy, and centred around the included hot tub and enclosed gazebo, ready for summer evenings, birthday parties, and quiet mornings with coffee. This is more than a house &mdash; it's a place for a family to put down roots, make memories, and feel truly at home. Come see it for yourself. Ask your Realtor about the additional inclusions.