# \$560,000 - 117 Canoe Square Sw, Airdrie

MLS® #A2215722

# \$560,000

3 Bedroom, 4.00 Bathroom, 1,388 sqft Residential on 0.12 Acres

Canals, Airdrie, Alberta

This beautifully renovated home offers 4 spacious bedrooms, 3.5 bathrooms, and a bright, open-concept layout that's perfect for both everyday living and entertaining. The property features a double attached garage, with the home itself only connected by the garage, offering added privacy. Situated on a massive pie-shaped lot with a west-facing backyard, you'll enjoy stunning evening sunsets and plenty of outdoor space. Inside, the upgraded kitchen boasts a large island and ample cupboard space, ideal for the home chef. Upstairs there are 3 bedrooms. The primary room has it's own ensuite bath. The fully finished basement provides additional living space, perfect for a rec room, home office, or play area. Located close to schools, shopping, and parks, this home is ideal for a young family looking to settle in a welcoming, convenient neighborhood. Schedule a showing for this gorgeous home quick!

Built in 2002

### **Essential Information**

MLS® # A2215722
Price \$560,000
Bedrooms 3

Bathrooms 4.00

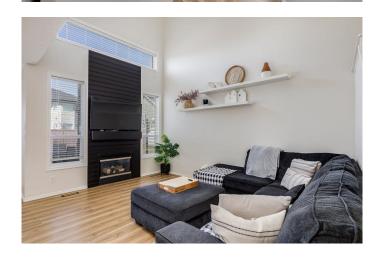
Full Baths 3

Half Baths 1

Square Footage 1,388







Acres 0.12 Year Built 2002

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 117 Canoe Square Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 2N7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Vinyl Windows

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

# Of Fireplaces

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Landscaped, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed May 2nd, 2025

Days on Market 3

Zoning R2

# **Listing Details**

Listing Office Real Broker

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