



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234 CANOE Square, Airdrie T4B 2N6**

MLS®#: **A2123343**

Area: **Canals**

Listing Date: **04/18/24**

List Price: **\$860,000**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2003**  
Lot Information  
Lot Sz Ar: **9,332 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,712**  
Low Sqft:  
Ttl Sqft: **2,712**

DOM

**31**  
Layout  
Beds: **6 (5 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Garden,Landscaped,Level,Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**Cedar,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 8`4"
Dining Room	Main	13`3" x 10`6"
Laundry	Main	6`11" x 4`11"
Office	Main	10`6" x 10`0"
4pc Bathroom	Second	8`8" x 4`10"
Bedroom	Second	17`0" x 13`10"
Bedroom	Second	13`11" x 11`7"

Room	Level	Dimensions
Bedroom	Main	14`0" x 9`10"
Kitchen	Main	16`10" x 13`8"
Living Room	Main	18`1" x 13`8"
2pc Ensuite bath	Second	6`3" x 4`11"
4pc Ensuite bath	Second	7`10" x 10`3"
Bedroom	Second	17`4" x 12`6"
Bedroom - Primary	Second	16`10" x 15`10"

Walk-In Closet  
Bedroom  
Laundry  
Furnace/Utility Room

Second  
Basement  
Basement  
Basement

5`1" x 10`4"  
17`0" x 9`8"  
7`10" x 8`10"  
15`4" x 7`7"

4pc Bathroom  
Kitchen  
Game Room

Basement  
Basement  
Basement

7`9" x 8`10"  
12`9" x 13`0"  
21`2" x 13`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC-4**

**0010740**

Remarks

Pub Rmks:

**Step into this breathtaking 6-bedroom residence nestled in the highly sought-after Canals neighborhood. Spanning nearly 4000 square feet of finished living space, this home boasts a fully contained illegal basement suite and occupies one of the largest lots in Airdrie! As you enter, you're greeted by an inviting open layout, enhanced by a soaring cathedral ceiling. An office and dining area flow seamlessly into the kitchen, featuring exquisite cabinetry, a spacious functional island, gas stove and an eating bar overlooking the cozy living room with a gas fireplace. Completing the main floor is a bedroom, full 4-piece bath, and a laundry room leading to the oversized double attached heated garage. Upstairs, discover 4 expansive bedrooms (2 with their own ensuite baths), a sitting/reading area, and another main 4-piece bath. The master suite indulges with a luxurious 5-piece ensuite and a generous walk-in closet. The basement offers a substantial illegal suite with a large bedroom, full 4-piece bath, a splendid kitchen boasting another gas stove and massive island, a living room area, laundry room, and a separate private walk up entrance. Lastly, relish in the outdoor paradise with an almost 1/4 acre lot featuring 2 sheds, ample parking for multiple vehicles and an RV or boat, a delightful 2-tiered deck with a hot tub, expansive garden space, and plenty of room for kids and pets to play. Situated mere seconds from the water, within walking distance to schools including Ralph McCall (K-4), Our Lady Queen of Peace (K-9 and French Immersion), shopping, dining, and essential services, this home is sure to captivate.**

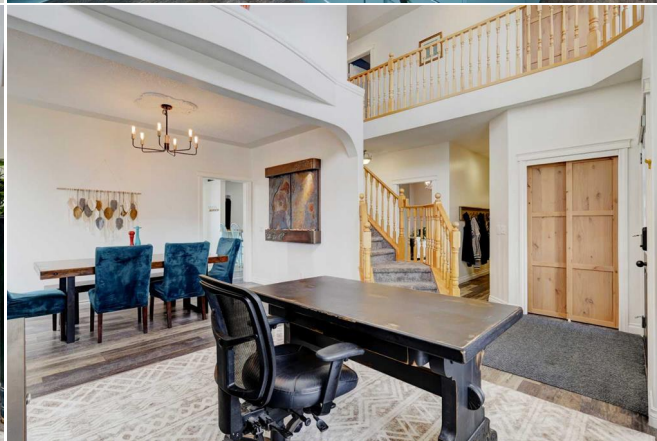
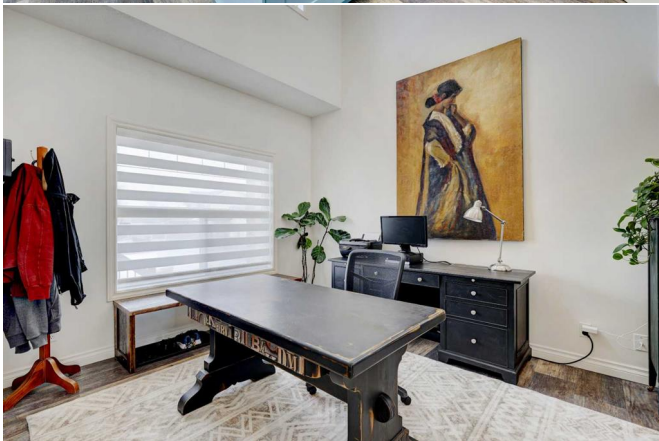
Inclusions:  
Property Listed By:

**Hot Tub (as is condition)  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















**Main Floor**

Exterior Area 1240.42 sq ft

Interior Area 1184.20 sq ft

Excluded Area 546.30 sq ft

0 5 10

PREPARED: 2024/06/18

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