



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 CANOE Road, Airdrie T4B 2N3**

MLS®#: **A2134122**

Area: **Canals**

Listing Date: **05/22/24**

List Price: **\$829,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **7,444 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,114**  
Low Sqft:  
Ttl Sqft: **2,114**

DOM

**34**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **9**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Landscaped,Underground Sprinklers,Rectangular Lot**  
Park Feat: **Additional Parking,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Side,Heated Garage,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`4"
Family Room	Main	13`4" x 15`2"
Kitchen	Main	9`11" x 17`3"
Living Room	Main	12`6" x 16`9"
4pc Bathroom	Second	9`3" x 5`0"
Bedroom	Second	10`4" x 11`6"

Room	Level	Dimensions
Dining Room	Main	8`9" x 19`2"
Foyer	Main	13`10" x 7`0"
Laundry	Main	10`0" x 5`9"
Office	Main	10`4" x 8`5"
4pc Ensuite bath	Second	9`3" x 8`9"
Bedroom	Second	12`4" x 12`1"

Bedroom - Primary  
Den  
Family Room

Second  
Basement  
Basement

24`1" x 13`6"  
14`6" x 12`9"  
30`9" x 14`4"

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

9`10" x 4`11"  
10`4" x 13`11"  
10`8" x 8`3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
DC-3

9911999

Remarks

Pub Rmks:

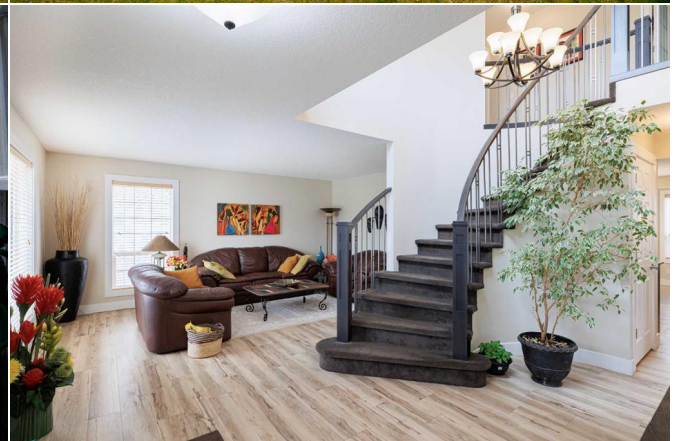
Welcome home to 8 Canoe Road, a stunning home nestled in the desirable community of Canals, Airdrie. This home offers 4 bedrooms plus an office and a den, 4 bathrooms, and over 3200 sqft of developed living space. Upon entering, you'll be greeted by a spacious foyer and spiral staircase. The foyer flawlessly flows into the open living area. A designated office space on the main floor is the perfect place to stay organized. Luxury vinyl brings you to a bright and airy family room with an inviting fireplace. The gourmet kitchen is a chef's dream, equipped with ample cabinet space, a centrally located massive kitchen island and a walk in pantry. Sit down for dinner in the open dining room that features a dry bar. Oversized heated double attached garage with access to the backyard, a laundry room and a 2-piece bathroom completes the main floor. The upper level boasts a substantial master retreat complete with a sitting area, walk-in closet and a spa-like 4 piece ensuite. The upper floor also features 2 more sizeable bedrooms (1 with a walk-in closet) and another bathroom. Heading down to the lower level, you'll find a bedroom, a den, a family room and a bathroom. Out front you have a large driveway for all your visitors. The backyard offers plenty of space to enjoy, not to mention a hot tub and a matching shed! Additional upgrades include but are not limited to main floor renovation (2019), upper level bathrooms renovated (2019), professional landscaping, underground sprinkler and drip system, shingles and siding (2014), new garage door and front door (2019), new furnace (2023), water tank (2019), radon mitigation system (2023), reverse osmosis water filtration system and many more! Located in a family-friendly neighbourhood, within walking distance to schools, golf course, parks, and shopping. Just steps away from canal access and pathways, this home offers the perfect blend of comfort and convenience. Don't miss your opportunity to make 8 Canoe Road your forever home!

Inclusions:  
Property Listed By:

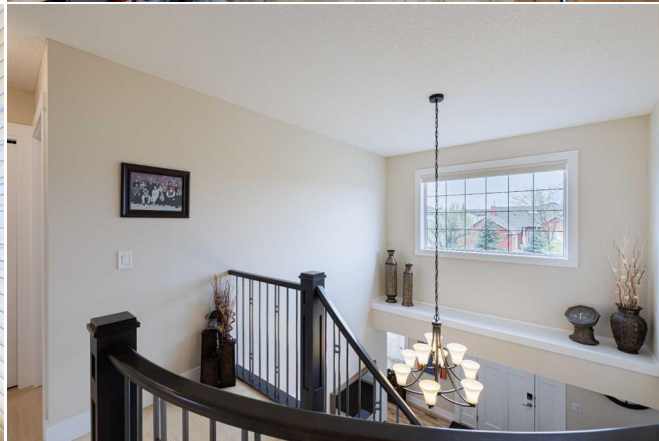
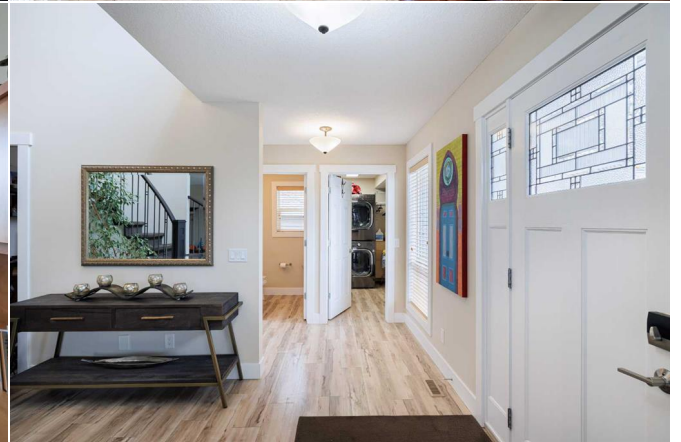
Radon mitigation system, phantom screen door, remote control blinds, hot tub  
Century 21 Bravo Realty

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













8 Canoe Rd SW, Airdrie, AB

Main Building: Total Exterior Area Above Grade 2114.31 sq ft



Main Floor  
Exterior Area 1222.13 sq ft

2nd Floor  
Exterior Area 892.21 sq ft

Basement (Below Grade)  
Exterior Area 111.02 sq ft



PREPARED: 2024/05/01

White regions are excluded from total floor area in GLEIDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.

