



THE
A-TEAM

**RE/MAX
FIRST**

726 CANOE Avenue, Airdrie T4B 3K5

MLS®#: **A2158070**

Area: **Canals**

Listing Date: **08/15/24**

List Price: **\$899,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**
Lot Information
Lot Sz Ar: **5,909 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,753**
Low Sqft:
Ttl Sqft: **2,753**

DOM

34
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Level,Rectangular Lot**
Park Feat: **Driveway,Garage Faces Front,Off Street,Secured,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"	Dining Room	Main	15`10" x 9`7"
Kitchen	Main	15`10" x 11`6"	Living Room	Main	17`2" x 15`3"
Living Room	Main	8`5" x 5`7"	Office	Main	10`7" x 9`0"
4pc Bathroom	Second	8`6" x 4`11"	4pc Ensuite bath	Second	4`10" x 8`4"
5pc Ensuite bath	Second	16`7" x 14`2"	Bedroom	Second	12`1" x 8`11"
Bedroom	Second	11`2" x 9`8"	Bedroom	Second	11`2" x 10`4"

Family Room
3pc Bathroom
Bedroom
Game Room

Second
Basement
Basement
Basement

20`2" x 31`9"
5`11" x 9`3"
9`7" x 13`7"
20`5" x 18`10"

Bedroom - Primary
Bedroom
Eat in Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

14`5" x 14`1"
11`10" x 9`7"
12`10" x 6`5"
11`10" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0715945

Remarks

Pub Rmks:

*****Open House Sunday August 25th, 1PM to 3PM*** Welcome to the heart of Airdrie's Canals community! This custom-built gem spans 2,700 sq.ft of thoughtfully designed living space, resting on a generous 60' x 100' lot. The moment you arrive, the triple car garage greets you, offering ample room for vehicles and toys alike. Step inside to a grand entryway, where gleaming hardwood floors and elegant tile lead you through the main level. Here, a chef's kitchen awaits, boasting ceiling-height maple cabinets, granite countertops, and a walk-through pantry for all your culinary delights. Cozy up by the stone-faced fireplace in the bright family room, or retreat to the private den for some quiet time. Upstairs, four spacious bedrooms include a 14' x 14' master suite complete with a 5-piece ensuite bath—a true sanctuary. The vaulted bonus room, with its own stone-faced fireplace, is perfect for family movie nights, while the Jack'n Jill bath and additional 4-piece bath ensure convenience for all. The laundry room on this level adds a touch of practicality to everyday living. The fully finished basement features a private walk-up entrance and an illegal suite with two bedrooms, a full kitchen, a bathroom, and a comfortable living room. Ideal for extended family or rental income, this space adds incredible value to an already outstanding home. Nestled in the northwest sector of the city, Canals is a prestigious enclave where executive homes sit on expansive lots, providing an air of exclusivity and tranquility. This well-maintained neighborhood is a hidden gem that continues to flourish, attracting those who value both luxury and peace. Conveniently close to Veterans Blvd, Canals offers swift access to the Queen Elizabeth II Highway, ensuring easy commutes via 1st Ave and 8th Street. Residents enjoy the proximity to a variety of top-tier amenities and shopping experiences at the nearby Gateway Shopping Centre, home to Canadian Tire, Superstore, Mark's, and a host of popular dining options. The heart of Canals lies in its namesake—a charming canal that meanders gracefully through the community. In the warmer months, it's not uncommon to witness canoes, boats, and rafts gliding down this serene waterway, enhancing the neighborhood's peaceful ambiance. Canals offers a unique blend of luxury and simplicity, making it a sought-after sanctuary where serenity reigns supreme. Call today to book your private tour!**

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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