



THE
A-TEAM

**RE/MAX
FIRST**

20 CANOE Close, Airdrie T4B 2N3

MLS®#: **A2161817** Area: **Canals** Listing Date: **08/30/24** List Price: **\$569,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **3,750 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,404**
 Low Sqft:
 Ttl Sqft: **1,404**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction: **Concrete,See Remarks,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Other,Playground,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`6" x 7`7"	2pc Bathroom	Main	7`8" x 5`8"
Living Room	Main	14`0" x 10`1"	Dining Room	Main	8`8" x 11`0"
Kitchen	Main	12`0" x 10`1"	Pantry	Main	3`10" x 4`9"
Other	Main	27`4" x 11`4"	Bedroom	Upper	11`5" x 11`0"
Bedroom - Primary	Upper	16`7" x 11`0"	3pc Bathroom	Upper	7`7" x 4`11"
Bedroom	Upper	13`9" x 9`7"	Walk-In Closet	Upper	4`5" x 4`8"
3pc Ensuite bath	Upper	7`8" x 5`0"	Game Room	Basement	13`8" x 10`0"

**Flex Space
Storage**

**Basement
Basement**

**17`6" x 9`11"
5`10" x 4`7"**

**2pc Bathroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**5`11" x 5`6"
7`7" x 9`2"**

Title:
Fee Simple
Legal Desc:

0011240

Zoning:
R2

Remarks

Pub Rmks: **Step into an incredible opportunity to own a modern starter home in the welcoming and secure community of Airdrie. This home features three spacious bedrooms, three well-appointed bathrooms, and a double attached garage, all nestled in one of the town's most sought-after cul-de-sacs! Imagine hosting BBQs with your loved ones on the expansive two-tiered deck, complete with built-in seating—perfect for gatherings. The fenced yard offers a safe haven for your pets and children to play freely. The basement is fully finished with a touch of class, showcasing true pride of ownership. This elegant space is perfect for entertaining, a home office, or creating your own personal retreat. Upstairs, you'll be amazed by the designer colors that flow throughout, complemented by porcelain floors and upgraded laminate. The chef's kitchen is a dream, boasting a fantastic appliance package, island, eating bar, and a convenient corner pantry. The family room is a showstopper with its vaulted ceilings, a stunning rock gas fireplace, and three surrounding windows that flood the space with natural light. Pride of ownership shines through every corner of this home. You won't be disappointed! Could 20 Canoe Close be your next home? THIS WILL NOT LAST LONG! HURRY!**

Inclusions: **NONE**
Property Listed By: **CIR Realty**

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