



THE
A-TEAM

**RE/MAX
FIRST**

27 CANOE Circle, Airdrie T4B 2L7

MLS® #: **A2170721**

Area: **Canals**

Listing Date: **10/03/24**

List Price: **\$650,000**

Status: **Active**

County: **Airdrie**

Change: **-\$50k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2003**

Lot Information

Lot Sz Ar: **5,746 sqft**
Lot Shape:

Access:

Lot Feat: **Lawn, See Remarks**
Park Feat: **Double Garage Attached**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave**
Int Feat: **Jetted Tub, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`5" x 12`5"
4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	11`8" x 10`2"
Walk-In Closet	Upper	4`9" x 4`9"
Den	Basement	7`4" x 5`7"
Game Room	Basement	13`4" x 12`10"
Office	Main	11`8" x 10`5"

Room	Level	Dimensions
Bedroom - Primary	Upper	19`0" x 16`11"
Bedroom	Upper	10`5" x 8`5"
4pc Ensuite bath	Upper	10`10" x 9`7"
3pc Bathroom	Basement	8`9" x 5`4"
Bedroom	Basement	12`7" x 8`10"
2pc Bathroom	Main	7`10" x 4`11"
Laundry	Main	7`10" x 5`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9810335

Remarks

Pub Rmks: **This meticulously maintained home is a Rare find! This home sits on a massive CORNER LOT, allowing for optimal privacy! Currently undergoing renovations which will include: Newly painted, New flooring, Updated cabinets in the kitchen, updates in bathrooms throughout. The master bathroom is spacious and allows for natural lighting, plenty of storage space with a luxurious walk in closet, and with the ensuite bathroom comes a large jetted tub perfect for unwinding at the end of a long day! The main floor bedroom can be used as a home office or den. The kitchen is bright and spacious which gives direct access to a private, fully fenced massive backyard & a gated deck perfect for entertaining. The landscaped backyard is perfect for pets and children to run around and enjoy. The basement features a wet bar / kitchenette, perfect for hosting friends and family or enjoying a cozy night in with family. This property is located just STEPS from Ralph McCall School. Truly an incredible home!**

Inclusions:
Property Listed By: **NA
eXp Realty**

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













