



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**

Finished Floor Area

Abv Sqft: **1,632**

Low Sqft:

Ttl Sqft: **1,632**

Lot Information

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

Lot Shape:

DOM

**79**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

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

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

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**

























