



THE
A-TEAM

**RE/MAX
FIRST**

40 CANOE Circle, Airdrie T4B 2L6

MLS® #: **A2177206**

Area: **Canals**

Listing Date: **11/06/24**

List Price: **\$739,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1998**

Finished Floor Area
Abv Sqft: **2,300**
Low Sqft:
Ttl Sqft: **2,300**

Lot Information

Lot Sz Ar: **6,386 sqft**
Lot Shape:

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Yard Lights,Pie Shaped Lot,Views
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Playground,Private Yard**

Construction: **Stucco,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Instant Hot Water,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Pantry,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	13`11" x 18`8"
Living Room	Main	20`3" x 13`9"
Laundry	Main	8`5" x 10`7"
Bedroom	Upper	9`5" x 11`2"
Bedroom	Basement	10`3" x 10`5"

Room	Level	Dimensions
Dining Room	Main	13`7" x 14`1"
Sunroom/Solarium	Main	15`6" x 17`0"
Bedroom - Primary	Upper	14`0" x 15`1"
Bedroom	Upper	9`2" x 10`8"
2pc Bathroom	Main	8`7" x 3`2"

3pc Bathroom
4pc Ensuite bath
Other

Basement
Upper
Basement

6`5" x 10`1"
8`2" x 12`8"
6`5" x 10`1"

4pc Bathroom
Game Room

Upper
Basement

8`0" x 7`4"
13`3" x 31`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9810335

Remarks

Pub Rmks:

Wow, Wow, Wow! THIS HOME IS TRULY A GEM! With over 3,100 square feet of meticulously designed and luxurious living space, this fully developed property offers an incredible blend of comfort, style, and functionality. Situated on an expansive pie-shaped lot that backs onto peaceful greenspace, this home has been lovingly maintained and updated by its original owners, showcasing quality at every turn. Step into the heart of the home - a grand kitchen with an impressive island, seamlessly connecting to an oversized dining area complete with a cozy fireplace. This space is ideal for gatherings, offering both warmth and elegance. Adjacent to the dining area, the west-facing family room is bathed in natural light, featuring vaulted ceilings, ample windows, and another inviting gas fireplace. This room, with its stunning ambiance, may just become your favorite spot in the house. The updates are impeccable: stylish cabinetry, custom built-ins, and granite countertops throughout. Each bathroom has been beautifully renovated, with the primary ensuite boasting a spacious shower and a double vanity that exudes luxury and practicality. The main floor has solid hardwood floors and offers a thoughtfully designed mudroom and laundry area, complete with a laundry sink and lockers - perfect for busy lifestyles. Downstairs, the developed basement provides additional living space with a generous family room, a fourth bedroom, a three-piece bathroom, and plenty of room to adapt as your family grows. Step outside and be greeted by maintenance-free decks and an expansive, private backyard. The lush, pie-shaped lot that backs onto greenspace creates a serene outdoor retreat. Additional features include underground sprinklers, a gas line to the BBQ, and central air conditioning, and heated garage - ensuring convenience and comfort all year round. This home is truly special, with features and upgrades that go on and on. Walking Distance to K-8 public and Catholic Schools, and an outdoor rink. Don't miss the chance to experience it firsthand - it's a must-see!

Inclusions:
Property Listed By:

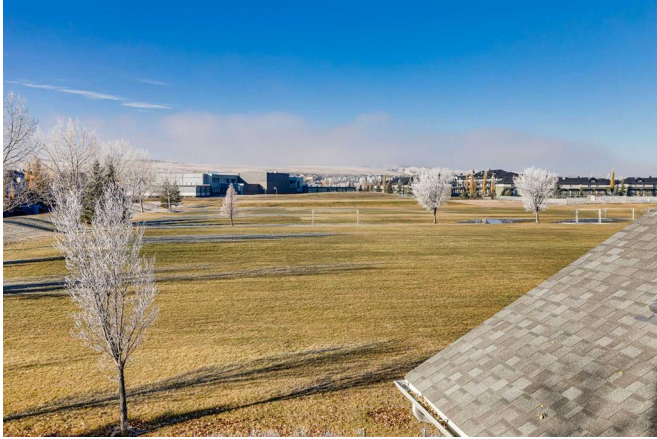
**Underground Sprinkler System, Exterior Patio Lighting
Real Broker**

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













TOTAL 2349 sq. ft.
 BELOW GROUND: 818 sq. ft., FLOOR 2: 374 sq. ft., FLOOR 3: 779 sq. ft.
 EXCLUDED AREAS: ELECTRICAL ROOM: 27 sq. ft., TERRACE: 20 sq. ft., GARAGE: 394 sq. ft.,
 DECK: 541 sq. ft., OPEN TO BELOW: 273 sq. ft.



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