



## 156 Canoe Drive Airdrie Alberta

\$379,900

Fantastic opportunity to own an end unit townhome backing onto greenspace. Situated in the Canals, this well run complex is quiet and peaceful. With quick access to walking paths along the Canals, you'll love the serenity of this location. Driving up, you'll appreciate the privacy of the location, and the proximity of visitor parking for guests. Inside, the open concept plan creates a comfortable atmosphere. Large windows along the back usher in natural light and a corner gas fireplace adds a cozy element. A two piece bath and convenient access to the single attached garage can be found on this level. Upstairs, you'll discover two huge primary bedrooms separated by a flex space and a 4 piece bath. The basement is partially developed with an open rec space. There is also storage and laundry. The back deck is a lovely shaded space to enjoy pretty views and birdsong. This is a pet friendly complex with up to two dogs/two cats allowed with board approval. An additional stall can be rented for \$75 through the management company. (id:6769)

Laundry room 9.25 Ft x 9.75 Ft

2pc Bathroom Measurements not available

Dining room 8.50 Ft x 15.58 Ft

Kitchen 8.42 Ft x 11.67 Ft

Living room 12.25 Ft x 17.67 Ft

4pc Bathroom Measurements not available

Primary Bedroom 17.17 Ft x 11.58 Ft

Family room 14.00 Ft x 12.25 Ft

Primary Bedroom 17.17 Ft x 12.17 Ft

Listing Presented By:



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