



## 40 Canoe Circle Airdrie Alberta

\$739,900

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 ...

Bedroom 10.25 Ft x 10.42 Ft

3pc Bathroom 6.42 Ft x 10.08 Ft

Recreational, Games room 13.25 Ft x 31.92 Ft

Other 6.42 Ft x 10.08 Ft

Eat in kitchen 13.92 Ft x 18.67 Ft

Dining room 13.58 Ft x 14.08 Ft

Laundry room 8.42 Ft x 10.58 Ft

2pc Bathroom 8.58 Ft x 3.17 Ft

Primary Bedroom 14.00 Ft x 15.08 Ft

Bedroom 9.42 Ft x 11.17 Ft

Bedroom 9.17 Ft x 10.67 Ft

4pc Bathroom 8.00 Ft x 7.33 Ft

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Listing Presented By:



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Living room 20.25 Ft x 13.75 Ft

4pc Bathroom 8.17 Ft x 12.67 Ft

Sunroom 15.50 Ft x 17.00 Ft