

113 Canoe Square Airdrie Alberta

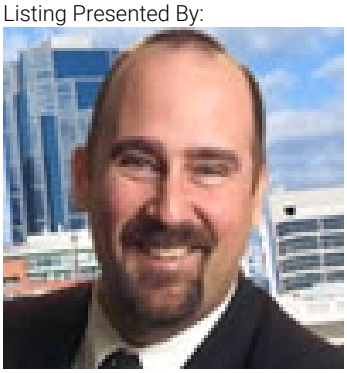
$484,700

A quiet CUL DE SAC, an OVERSIZED PIE-SHAPED LOT and a WEST FACING BACKYARD give this move-in ready home the kind of outdoor space that can be hard to come by. Inside, an open floor plan brings everyone together while soaring open-to-above ceilings add an impressive sense of volume to the inviting living room. Extra windows draw in natural light and a gas fireplace adds warmth and comfort for relaxed evenings at home. Durable laminate flooring flows throughout the main living areas and continues upstairs for a cohesive, low-maintenance finish. Conversations carry easily into the bright kitchen, where stainless steel appliances (the dishwasher is brand new, installed Sept 2026), generous counter space, abundant cabinetry and clear sightlines make both everyday meals and entertaining more functional. The adjacent dining area connects directly with the backyard, making summer dinners and outdoor gatherings a natural extension of the main floor. A convenient powder room with laundry rounds out this level. Upstairs, the spacious primary bedroom gives you a comfortable place to unwind with a walk-in closet and private 4-piece ensuite. Two additional bedrooms accommodate kids, guests or a home office, while another 4-piece bathroom serves the rest of the upper level. A huge finished rec room in the finished basement leaves the possibilities wide open, with enough space to arrange distinct zones for movie nights, games, fitness equipment, hobbies, work or play without sacrificing flexibility. Outside is where the pie-shaped lot really pays off, opening to an expansive, and flat west-facing yard with plenty of grass for kids, pets and backyard activities. A gazebo adds a shaded spot to sit outdoors while still leaving an impressive amount of usable lawn. Completing the home is a double attached garage for secure parking and additional everyday storage. Living in the Canals k...

Recreational, Games room 19.75 Ft x 13.75 Ft
Other 11.17 Ft x 10.75 Ft
Furnace 8.67 Ft x 6.67 Ft
Kitchen 11.50 Ft x 9.67 Ft
Dining room 10.92 Ft x 8.42 Ft
Living room 14.50 Ft x 10.92 Ft

Primary Bedroom 16.83 Ft x 10.92 Ft
Other 4.67 Ft x 4.08 Ft
Bedroom 10.42 Ft x 9.67 Ft
Bedroom 10.92 Ft x 9.17 Ft
4pc Bathroom 7.50 Ft x 5.00 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft

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2pc Bathroom 7.92 Ft x 5.67 Ft