



# 119 Canoe Drive SW Airdrie Alberta

\$865,000

Enjoy the best of both worlds with this spacious home, perfectly situated within walking distance to all the amenities you could wish for and indoor parking for at least 5 cars!!! Brand New Furnace 2023 & Brand New A/C 2023. From the moment you step inside, you'll be captivated by the warm embrace of this remarkable dwelling. The main floor welcomes you with an inviting ambiance, perfect for hosting unforgettable gatherings with friends and family. The dining room sets the stage for elegant dinners, while the spacious living room invites relaxation and laughter-filled moments. The most exciting aspect? Your cars will find their sanctuary in the cozy embrace of HEATED INDOOR PARKING, accommodating at least 5 cars, and providing the option to INSTALL LIFTS for those looking to fulfill their car collection aspirations. This automotive haven is unparalleled, and you can't help but envision the immense pleasure of parking your cherished treasures in this secure and elegant space. But that's just the beginning! The kitchen, oh, the kitchen! It's a chef's dream come true, boasting 5 stainless steel appliances, granite counters that sparkle with delight, and a raised eating bar that beckons you to indulge in culinary delights. You can already envision the mouthwatering dishes you'll create and the cherished memories that will be made around this heart of the home. Upstairs, prepare to be enchanted by the oasis of the master bedroom. A sanctuary of comfort, featuring a lavish 5-piece en-suite, offering you the perfect escape from the world. There's ample room with three more large bedrooms, creating a haven for your loved ones to rest and recharge. But there's still more magic to explore! The massive family room awaits your favourite movie nights, and the cozy fireplace sets the perfect ambiance for cuddling up and creating cherished moments with loved ones. The fully devel...

3pc Bathroom 10.67 Ft x 8.67 Ft

Storage 9.67 Ft x 5.83 Ft

Recreational, Games room 28.00 Ft x 18.92 Ft

Furnace 8.58 Ft x 8.67 Ft

Living room 21.08 Ft x 12.42 Ft

Kitchen 19.50 Ft x 14.42 Ft

Bonus Room 22.92 Ft x 16.00 Ft

5pc Bathroom 14.17 Ft x 10.75 Ft

Bedroom 10.17 Ft x 11.25 Ft

Family room 22.92 Ft x 16.00 Ft

4pc Bathroom 7.25 Ft x 9.08 Ft

Bedroom 8.75 Ft x 12.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 11.67 Ft x 13.25 Ft  
2pc Bathroom 7.83 Ft x 2.75 Ft

Bedroom 9.42 Ft x 12.50 Ft  
Primary Bedroom 20.92 Ft x 23.42 Ft