



# 38 Canoe Circle Airdrie Alberta

\$575,000

\*Open house Sunday March 15th from 2pm to 4pm\* Welcome to this extensively upgraded family home backing onto green space in the sought-after Canals community of Airdrie. Over the past five years, this 4 bedroom, 3 bathroom home has undergone a comprehensive transformation, blending thoughtful design with major mechanical and cosmetic updates to create a truly move-in ready home. The fully remodeled kitchen serves as the heart of the home, featuring a large central island, abundant storage, and modern appliances -- including an induction stove with built-in air fryer functionality. New flooring throughout, refreshed paint, and updated light fixtures bring a clean, contemporary feel across every level. Significant upgrades provide long-term peace of mind, including new triple-pane windows, brand new entry doors, furnace and hot water tank, and central air conditioning added in 2024. The lower level has been enhanced with the addition of a bathtub and shower, creating a more functional full bathroom layout for growing families or guests. Outside, LeafFilter gutter guards have been installed to protect the home and reduce maintenance for years to come. Situated backing onto open fields and within walking distance to schools, parks, and everyday amenities, this home offers the perfect balance of location, comfort, and extensive modern upgrades. A rare opportunity to own a meticulously updated home in an established neighborhood -- simply move in and enjoy. (id:6769)

Primary Bedroom 13.25 Ft x 11.67 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft  
Bedroom 10.00 Ft x 9.67 Ft  
Bedroom 11.00 Ft x 8.75 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft  
Family room 18.00 Ft x 14.25 Ft

Bedroom 9.58 Ft x 9.00 Ft  
4pc Bathroom 7.83 Ft x 7.00 Ft  
Living room 17.67 Ft x 14.00 Ft  
Kitchen 12.00 Ft x 12.00 Ft  
Dining room 12.00 Ft x 8.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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