



## 43 Canoe Square Airdrie Alberta

\$509,900

Welcome to this beautifully upgraded 3+1 bedroom, 2.5 bathroom home, offering the perfect blend of comfort, style, and functionality. Situated in a highly sought-after neighborhood, this property is ideal for families and anyone seeking a move-in-ready home close to all amenities. Step inside to find a bright, open-concept main floor featuring upgraded flooring, a modern kitchen with quality finishes, and spacious living and dining areas-- perfect for both family living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a huge walk-in closet and loads of natural light. The fully developed lower level adds even more living space with a versatile fourth bedroom, full bathroom, and a dedicated yoga room--a unique bonus for wellness enthusiasts. Outside, enjoy your own private oasis with a beautifully landscaped yard designed for relaxation and outdoor gatherings, large garden shed, huge composite deck and LOW MAINTENANCE LANDSCAPING. The property also includes a double attached garage for convenience and extra storage. Located just minutes from schools, parks, shopping, and walking trails, this home combines modern upgrades with an unbeatable location. Key Features: 3+1 bedrooms, 2.5 bathrooms Upgraded flooring, kitchen, and finishes throughout Fully developed basement with Fourth bedroom, full bathroom and a yoga room Double attached garage Beautifully landscaped, private yard Close to schools, parks, shopping, and more This home truly has it all--don't miss your chance to make it yours! (id:6769)

Recreational, Games room 16.08 Ft x 10.50 Ft

Bedroom 11.58 Ft x 10.75 Ft

3pc Bathroom Measurements not available

Furnace 26.08 Ft x 14.67 Ft

Living room 12.83 Ft x 11.00 Ft

Kitchen 11.50 Ft x 15.83 Ft

Dining room 11.17 Ft x 8.58 Ft

Foyer 7.33 Ft x 5.92 Ft

2pc Bathroom Measurements not available

4pc Bathroom 8.17 Ft x 4.92 Ft

Primary Bedroom 21.50 Ft x 10.92 Ft

Bedroom 10.00 Ft x 8.17 Ft

Bedroom 10.67 Ft x 8.75 Ft

Listing Presented By:



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Century 21 Masters

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**RE/MAX Realty Professionals**

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