

# \$749,900 - 65 Canoe Circle Sw, Airdrie

MLS® #A2256242

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,466 sqft

Single Family on 0.13 Acres

Canals, Airdrie, Alberta

Welcome to this custom-built bi-level in one of Airdrie's most desirable communities—The Canals. Offering 2,515 sq. ft. of finished living space (1,466 + 1,049 sq. ft.), this 5 bedroom, 3 bathroom home is the perfect blend of function, comfort, and style. Ideally located on a quiet circle, it sits on a generous 16 x 34 m interior corner lot with a sunny west-facing backyard and convenient rear RV/5th wheel parking access. Inside, vaulted ceilings and newer oversized windows fill the home with natural light. The spacious country-style kitchen offers abundant cabinetry, stainless steel appliances, and an island with an attached eating table. The dining and living areas are framed with solid oak railings, trim, and baseboards that add warmth and timeless character. Just a few steps above, the private primary retreat features a large walk-in closet and 4-piece ensuite with a corner soaker tub. Two more bedrooms and a full bath complete the main level. The professionally developed lower level includes two large bedrooms with egress windows (one with a walk-in closet, the other with storage access), a full bathroom, and a spacious recreation room with corner fireplace, plus projector and screen for family movie nights. Direct basement access from both the garage and exterior provides great flexibility for extended family or guests. This home has been meticulously updated with new vinyl siding, roof shingles, soffits, eaves, fascia, windows, exterior and garage doors,



high-efficiency mechanicals, on-demand hot water, central A/C, and a multi-camera security system. The oversized double attached garage is insulated, heated, drywalled and finished with checkered tile flooring. The extra wide driveway easily fits three more vehicles. Step outside to enjoy a large deck with frosted glass panels overlooking the landscaped backyard, dog run with astro turf, manual underground sprinklers, and enclosed dry storage under the deck. This location is unbeatable, steps from Ralph McCa II (K-4), CW Perry (5-9), Our Lady Queen of Peace (K-9), soccer fields, a boarded year-round rink, baseball diamond, and basketball courts. Everyday amenities, restaurants, pubs, fitness, and the Airdrie Golf & Country Club are all nearby. This is a rare opportunity to own a move-in ready home in a sought-after family communityâ€”perfect for entertaining, family life, and making lasting memories. (id:6289)

Built in 1998

**Essential Information**

Listing #	A2256242
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,466
Acres	0.13
Year Built	1998
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	65 Canoe Circle Sw
Subdivision	Canals
City	Airdrie
Province	Alberta

Postal Code T4B2L6

## Amenities

Amenities Park, Playground, Schools, Shopping  
Features Cul-de-sac, Gas BBQ Hookup  
Parking Spaces 5  
Parking Attached Garage, Garage, Heated Garage, RV  
# of Garages 3

## Interior

Appliances Refrigerator, Water purifier, Water softener, Dishwasher, Stove, Compactor, Freezer, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless  
Heating Forced air, In Floor Heating  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
Has Basement Yes

## Exterior

Exterior Stone, Vinyl siding  
Exterior Features Landscaped, Underground sprinkler  
Foundation Poured Concrete

## Listing Details

Listing Office Royal LePage Benchmark



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