

# \$524,900 - 43 Canoe Square Sw, Airdrie

MLS® #A2260634

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,329 sqft

Single Family on 0.09 Acres

Canals, Airdrie, Alberta

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 yardClose to schools, parks, shopping,  
and moreThis home truly has it allâ€”donâ€™t  
miss your chance to make it yours! (id:6289)

Built in 2001

**Essential Information**

Listing #	A2260634
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,329
Acres	0.09
Year Built	2001
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	43 Canoe Square Sw
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B2N5

**Amenities**

Amenities	Schools, Shopping
Features	PVC window, Closet Organizers, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior	Vinyl siding, Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

**Listing Details**

Listing Office            Century 21 Masters



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