

# \$589,000 - 8 Canoe Circle Sw, Airdrie

MLS® #A2230450

**\$589,000**

6 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

Open house 1:30-3:30 Sunday! Opportunity knocks! This beautifully maintained 6 BEDROOM, 2 BATHROOM home is located in the fantastic community of the CANALS! This home situated on a great sized lot backing on to Ralph McCall school is the perfect place to raise your family. The living room is cozy with a gas fireplace and huge south facing window allowing for lots of natural light. The kitchen is spacious and includes stainless steel appliances, a kitchen island and a large eating area with doors leading the back deck. The beautifully maintained backyard that fully fenced and landscaped and is highlighted by green house and raised garden beds. Down the hall you will find a 4 pce bathroom and three bedrooms - one of which is the primary that includes a walk-in closet. The lower level has been fully developed with 3 additional bedrooms, a 4 pce bathroom, a HUGE recreation space and a laundry room that is fully equipped with extra storage. Steps from two elementary schools and walking distance to all other amenities including grocery, eateries/pubs, gym the list goes on and on! Do not miss out on this opportunity! Call your favourite agent today to book your viewing!

Built in 1999

## Essential Information

MLS® # A2230450

Price \$589,000



|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,116       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8 Canoe Circle Sw |
| Subdivision | Canals            |
| City        | Airdrie           |
| County      | Airdrie           |
| Province    | Alberta           |
| Postal Code | T4B 2L7           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                             |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Front Yard |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | None, Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R1              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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