

**20 Canoe Close SW
Airdrie, Alberta**

MLS # A2161817



\$569,900

Division:	Canals		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,405 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		

Inclusions: NONE

Step into an incredible opportunity to own a modern starter home in the welcoming and secure community of Airdrie. This home features three spacious bedrooms, three well-appointed bathrooms, and a double attached garage, all nestled in one of the town's most sought-after cul-de-sacs! Imagine hosting BBQs with your loved ones on the expansive two-tiered deck, complete with built-in seating—perfect for gatherings. The fenced yard offers a safe haven for your pets and children to play freely. The basement is fully finished with a touch of class, showcasing true pride of ownership. This elegant space is perfect for entertaining, a home office, or creating your own personal retreat. Upstairs, you'll be amazed by the designer colors that flow throughout, complemented by porcelain floors and upgraded laminate. The chef's kitchen is a dream, boasting a fantastic appliance package, island, eating bar, and a convenient corner pantry. The family room is a showstopper with its vaulted ceilings, a stunning rock gas fireplace, and three surrounding windows that flood the space with natural light. Pride of ownership shines through every corner of this home. You won't be disappointed! Could 20 Canoe Close be your next home? THIS WILL NOT LAST LONG! HURRY!