

3, 102 Canoe Square SW
Airdrie, Alberta

MLS # A2163622



\$429,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This one could be the one you have been waiting for! Located in a well maintained complex, with fantastic neighbours and low condo fees (\$325/month)! This FULLY FINISHED 2 Storey home has a DOULBE ATTACHED GARAGE and a PRIVATE and QUIET backyard that has no neighbours behind! The main floor is functional, has an OPEN CONCEPT layout and a feeling of home as soon as you walk in. The kitchen has stainless steel appliances, plenty of counterspace and cabinets, a breakfast bar island, plus a Pantry - storage is not a problem here! The living room is inviting and cozy featuring a gas fireplace and a spacious dining room, this is the perfect space for entertaining. Completing the main level is a 2-piece bathroom just off the garage for guests. Upstairs you are welcomed with a cute bonus room that makes a perfect reading nook or could be your future home office! The two bedrooms are well sized with more storage located between them, and the Primary bedroom has a large walk-in closet, Vaulted ceiling and so much natural sunlight. The 4-piece bathroom completes the upstairs! The basement has a massive rec room, endless storage and the laundry can be found in the utility room along with the stand-up deep freezer that is included! If you are looking for a well-kept home, in a peaceful community, you will want to add this one to your list as this one may be the home sweet home you have been waiting for!