

702 Canoe Avenue SW
Airdrie, Alberta**MLS # A2219777****\$850,000**

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,881 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Front Yard, Irregular Lot, Level, Low Maintenance Landscape, Se		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	TV wall mounts x3, Outdoor hanging lights, Outdoor sheds x2		

Tucked onto a beautiful corner lot across from Airdrie's scenic canal system, this exceptional family home blends spacious design with thoughtful functionality. From the moment you arrive, you'll feel the unique energy of a home built for both peaceful retreats and joyful gatherings. Step inside to discover a bright and airy layout with large windows that bathe every room in natural light. The main floor offers a flexible front space, ideal as a home office or private dining, and a dedicated laundry room complete with sink and cabinetry. The open-concept living space features rich engineered hardwood floors, a cozy gas fireplace, and built-in cabinetry with a workstation perfect for homework or creative projects. The heart of the home is the gourmet kitchen, thoughtfully appointed with stone counters, stainless steel appliances, an oversized island, pantry, and a dining area that easily accommodates easy gatherings. Patio doors open to a tranquil, beautifully landscaped backyard, an ideal setting for summer BBQs, family games, or quiet moments under the stars. Upstairs, a sun-filled bonus room with fireplace offers a cozy flex space - perfect as a media lounge or playroom. The upper level features FOUR generously sized bedrooms, thoughtfully separated into two wings. You'll love the private primary suite with a spa-inspired 5-piece ensuite, including dual vanities, a soaker tub, walk-in shower, and a dreamy walk-in closet entirely re-done by California Closets. The second bedroom enjoys its own full bath, while bedrooms three and four share a well-designed Jack and Jill bathroom, each with its own walk-in closet. Downstairs, the fully developed basement offers a peaceful yoga or fitness space, a large family room for movie nights or game days, and a fifth bedroom with its own full bath, perfect for guests or a teen retreat. Outside, the lifestyle continues with a triple

garage (one full double garage plus a separate single garage) offering plenty of room for vehicles, bikes, and all your toys. And yes, this home has A/C for those warm Alberta days! Parents will love the walkability to three great schools - Our Lady Queen of Peace, Ralph McCall, and C.W. Perry, all within a 10–15 minute walk. Mornings just got a little easier. This is more than a home, it’s a space where your story unfolds. Steps from parks, pathways, and Airdrie’s canal system, this is a place where convenience meets community, and where every detail invites you to stay just a little longer.