

## 8 Canoe Circle SW Airdrie, Alberta

**MLS # A2253114**


# \$579,900

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	None, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

OPEN HOUSE SUNDAY Sept 7, 2025! 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!