

# \$579,000 - 8 Canoe Circle Sw, Airdrie

MLS® #A2230450

**\$579,000**

6 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

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 \$579,000



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	Poured Concrete, None

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	78
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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