

**8, 156 Canoe Drive SW**  
**Airdrie, Alberta**

**MLS # A2219733**



**\$420,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows		

**Inclusions:** Window Coverings, Bench on deck, storage baskets in front closet

OPEN HOUSE SATURDAY 2PM-4PM SUNDAY 12PM-2PM,. Located in the highly desirable community of the Canals this updated meticulously maintained home is backing onto greenspace and is steps to the Canal path system. As you approach you will notice the welcoming front porch and grand front foyer with custom bench and closet detail. Enjoy direct access to your convenient single car garage, ensuring hassle free parking. This well thought out functional layout showcases a large white "U shaped" kitchen with upgraded stainless steel appliances, backsplash, plenty of counter space and a pantry for additional storage. This opens to the spacious dining room with access to your private deck and SUNNY WEST BACKYARD. Where you can enjoy your outdoor oasis! Adjacent to the dining area is the bright living room highlighted by a gas fireplace with tile detail. The main floor is complete with a powder room tucked away for privacy. Upstairs you will find two massive bedrooms with large closets, a bonus room perfect for an office, or playroom, and a beautifully appointed 4-piece bathroom. The lower level is fully complete with a 3rd bedroom, rec area, and large laundry room with a new washer and dryer. The basement has a full bathroom rough-in (in the storage area) making adding an additional bathroom a breeze. Other noteworthy features are new gleaming luxury vinyl plank flooring, fresh paint, and designer light fixtures! Surrounded by great schools, local restaurants, and shopping. This well-managed condo backing onto greenspace is a rare find and won't last long. Schedule your private showing or view the virtual tour today.