# \$1,099,000 - 80 Canoe Square Sw, Airdrie

MLS® #A2258714

## \$1,099,000

5 Bedroom, 4.00 Bathroom, 2,410 sqft Residential on 0.15 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully renovated 2,400 sq.ft. estate home on a massive corner lotâ€"offering style, comfort, and room for the whole family.

Huge attached garage with a massive front yard and enormous fenced backyard. Exterior has all new fire resistant Acrylic stucco. Elegant curb appeal with black onyx stone and Azure/cream Stucco with matte black wood trim. A curved front driveway leads to the oversized, professionally finished garage with built-in shelving, workbench, and lightingâ€"perfect for the hobbyist. Relax on the covered front veranda or entertain on the newly built deck in your sunny backyard, complete with a firepit. Inside, you'II find brand-new carpet and laminate flooring throughout. The main level features a welcoming living room, formal dining room, mudroom, and a chef-inspired kitchen with new cabinets and quartz countertops, plus a convenient 2-piece bath.

Upstairs, a bright loft/bonus room connects four generously sized bedrooms, including an impressive 400+ sq.ft. primary suite with vaulted ceilings, a walk-in closet, and a 5-piece ensuite complete with dual sinks.

The fully finished basement offers a large rec that fits the whole family as well as a den and luxury Tile Wall Bathroom.







Complete Renovation Includes: Completely new exterior, fresh paint throughout, new flooring, updated kitchen, complete basement development.

Located on a quiet street in the Canal Estates! Private, spacious and well maintained neighborhood. Book your private showing today!

Built in 2003

### **Essential Information**

MLS® # A2258714 Price \$1,099,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,410
Acres 0.15
Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 80 Canoe Square Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 2N6

## **Amenities**

Parking Spaces 5

Parking Double Garage Attached

# of Garages 3

#### Interior

Interior Features Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling Other

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 42

Zoning DC-4

## **Listing Details**

Listing Office Century 21 Bravo Realty

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