

# \$499,900 - 26 Canoe Close Sw, Airdrie

MLS® #A2206559

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0.08 Acres

Canals, Airdrie, Alberta

Welcome to 26 Canoe Close SW in Airdrie!  
This wonderful family home has been substantially updated, and shows like a dream. As you enter the property, you'll be greeted by a large foyer with walk-in closet and convenient half bathroom that also includes main floor laundry. The island kitchen features a corner pantry, and is a perfect central hub to catch up on the day's activities. The open layout also includes a dining area with access to the 2-tiered deck, inviting living room cathedral ceilings, hardwood floors, gas fireplace, and large windows. The upper level features a large primary bedroom with walk-in closet and updated 4 piece ensuite bathroom, two good sized bedrooms with and another full bathroom. The staircase to the basement is very open and bright with a large window and spindle railing. The finished basement features knock down ceiling, potlights on dimmer switches, a wet bar, and a large rec area with new carpet. This home is located minutes from Ralph McCall school, and the street is clean, quiet and full of families. Also located close to shopping, walking paths and parks. Don't forget the double attached garage and BIG fully fenced back yard! Immaculately kept, and move-in ready. Don't delay in viewing this fantastic home - it won't be around long!

Built in 2001

## Essential Information



MLS® #	A2206559
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	26 Canoe Close Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N4

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R2

## Listing Details

Listing Office TREC The Real Estate Company

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