

\$534,900 - 8 Canoe Circle Sw, Airdrie

MLS® #A2270603

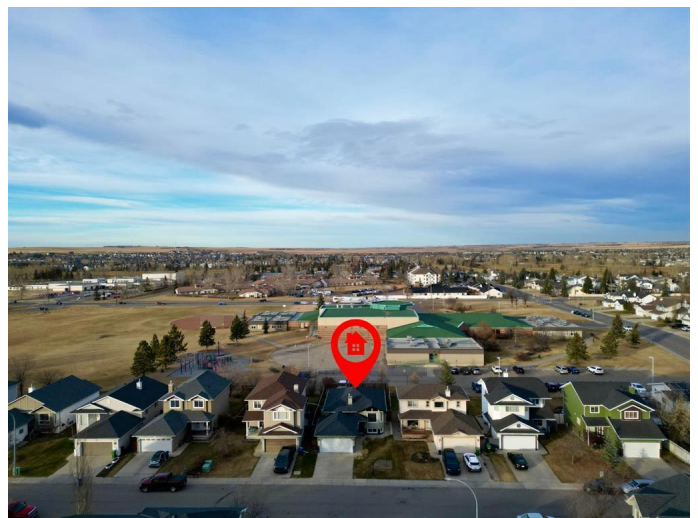
\$534,900

6 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

This beautifully maintained home, nestled in the serene canals of Airdrie, offers a perfect blend of comfort and convenience, backing onto green space and a school! The spacious backyard is an absolute highlight, featuring a greenhouse, raised garden beds, a well-maintained lawn, and a large privacy screen along the back fence, ensuring seclusion while you enjoy the outdoors. The expansive back deck, accessible from the eating nook, provides a perfect space for outdoor entertaining, with stairs leading down to a charming patio area. Inside, the open-concept kitchen boasts stainless steel appliances, a corner pantry, and a central island, seamlessly connecting to the eating nook with views of the backyard. The living room is bright and inviting, with a large front-facing window and a cozy fireplace with tile surround and mantle, creating a perfect spot for family gatherings. This level also features three bedrooms, including the spacious primary suite with a walk-in closet and a large window overlooking the backyard and green space. A shared 4-piece bathroom serves these main level bedrooms, offering ample space for family members or guests. The lower level is equally impressive, this fully finished space offers a great sized laundry area, three additional bedrooms, a 4-piece bathroom, and a large rec room with great with natural light. There is endless versatility for this lower level - perfect for a home office, entertainment area, or playroom. With its



well-designed layout, plentiful natural light, and thoughtful design, this home offers a charming abode in a highly sought-after neighborhood, combining the best of indoor and outdoor living!

Built in 1999

Essential Information

MLS® #	A2270603
Price	\$534,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
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	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	6
Zoning	R1

Listing Details

Listing Office	RE/MAX First
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