

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

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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, youâ€™™ll 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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