

hello
gorgeous!

111 CANOE DRIVE

AIRDRIE, ALBERTA

MLS® NUMBER: C4274809

SQFT 2084 | 3 BED | 3 BATH



Welcome home to beautiful 111 Canoe Drive in Airdrie with 2084 sqft (plus 1193 additional sqft) of incredible space with unique details throughout! The grand entrance welcomes you and your guests with a large open concept foyer, vaulted ceilings and curved staircase giving the home a true WOW factor! To the right is a lovely family room with beautiful windows and access through an archway to the big bright kitchen! The kitchen features stainless steel appliances including gas range, island with butcher block counter and wood detailing, while the white kitchen and matching backsplash brighten up the entire space! Enjoy family meals in your spacious dining area located between the kitchen and great room with gas fireplace, the perfect layout for entertaining! The fully landscaped backyard is a true extension of the home with beautiful deck, pergola, hot tub, and custom garden shed...don't forget the playground and LARGE South facing backyard That add amazing details to this outdoor space. Also on the main floor is a flex room, currently being used as a playroom but perfect for an office! The powder room and laundry room with front load washer/dryer complete the main floor. Access from the laundry room is the large double attached garage with two parking spots, another 4 parking spots are available in the long driveway! Heading up the stunning curved staircase are 3 bedrooms including the Master with amazing natural light, ensuite with corner soaker tub and stand alone shower. The two additional bedrooms are both spacious, with the main bath accessible to both rooms. The large open to below is a true showpiece of the home! The partially developed basement features so many possibilities with rooms already framed and ready to go! The Canals is an incredible Airdrie community with mature trees, wide lots and access to so many parks, playgrounds, walking paths and amenities. Great schools are near by and great neighbours as well!





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Let's Make Your Next Move A Positive One!

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