

\$715,000 - 60 Canoe Cove Sw, Airdrie

MLS® #A2264378

\$715,000

4 Bedroom, 4.00 Bathroom, 1,800 sqft

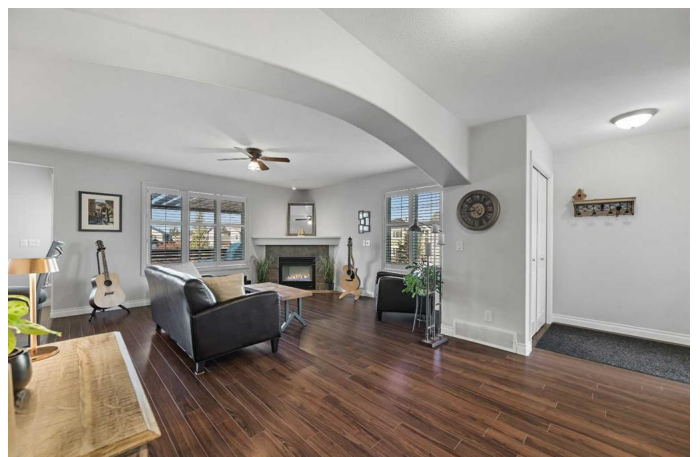
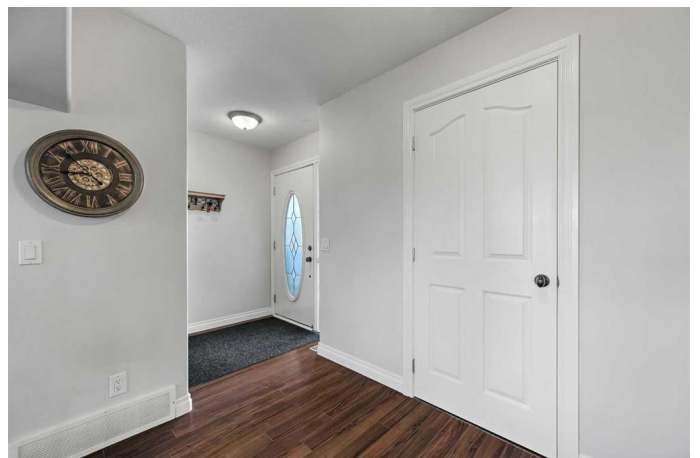
Residential on 0.12 Acres

Canals, Airdrie, Alberta

Open House Saturday the 18th from 12:15 pm to 2 pm. If you've been searching for the ideal family home that balances comfort, community, and convenience, look no further!

This beautifully finished 2 storey walk-out offers over 2,500 sq. ft. of thoughtfully designed living space and checks every box for today's family. Nestled on a quiet cul-de-sac, this home backs and sides onto a peaceful green space, the perfect place for kids to explore and safely play. Just steps away, you'll find a tot lot and nearby schools, making those morning drop-offs quick and easy. Inside, the bright and open main floor is filled with natural light and designed for family connection, whether it's weeknight dinners or weekend movie nights. The kitchen and nook open to your south facing raised deck that overlooks your backyard, walking paths and views of the nearby hillside and rooftops. The privacy up on the deck is great for soaking in the sun's rays, getting some relaxation in, and especially enjoying it with friends or family. Upstairs you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a full ensuite bath. A large bonus room offers the perfect space for a play area or family hangout, it is a real cozy spot! Downstairs, the fully developed walk-out basement adds even more room for your family to grow, complete with a bright family room and 3

-piece bath and 4th bedroom. Step outside to your massive west-facing backyard, beautifully



landscaped and fully fenced, great for barbecues, kidsâ€™ playtime, and evenings in your private hot tub under the stars. With a double attached heated garage, modern finishes, and a prime location close to parks and shopping, this is more than a house, itâ€™s a place your family will call home.

Built in 2004

Essential Information

MLS® #	A2264378
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,800
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 Canoe Cove Sw
Community	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Heated Garage
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.