

**6, 156 Canoe Drive SW**  
**Airdrie, Alberta**

**MLS # A2252548**



**\$399,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 350
<b>LLD:</b>	-
<b>Zoning:</b>	R2-T
<b>Utilities:</b>	-

**Inclusions:** Blinds, basement shelf, garage shelves

OPEN HOUSE THIS SATURDAY, SEPT 6th @ 1- 3 PM. This lovely townhome has been meticulously cared for and shows pride of ownership throughout. Backing west onto greenspace, you are only a few steps from the Canals and walking paths. Inside, you'll love the low maintenance floors, the freshly painted white cabinetry, the luxurious window coverings and the modern fixtures. The floor plan is open and inviting with doors that lead out to the back deck. There you'll be sure to catch a glimpse of the mighty blue heron, while you enjoy being in nature. Upstairs, you'll discover a central flex space, perfect for a book nook or a home office. Two primary bedrooms are on either side of the unit and each boast plenty of closet space and large windows. A 4 piece bath is also on this level. The basement is partially finished and only requires flooring. A large rec room is perfect for a casual tv area. A large storage room and laundry can also be found on this level. This is a pet-friendly complex, with two dogs/2 cats allowed, subject to that board's discretion. This is a quiet community, yet walking distance to shopping and groceries.