

# \$1,150,000 - 913 Canoe Green Sw, Airdrie

MLS® #A2203079

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 2,969 sqft

Residential on 0.13 Acres

Canals, Airdrie, Alberta

Discover the epitome of elegance in this stunning fully finished WALK-OUT backing onto the tranquil canals! Boasting nearly 4,100 sqft of total living space, this masterpiece features a triple car garage, exquisite curb appeal, and a charming covered porch that welcomes you inside.

Step into the spacious foyer with ample coat storage, leading to an open-concept main level highlighted by 9'™ knockdown ceilings and brand-new Engineered Hardwood flooring. The massive living room is an entertainer's™ dream, complete with a gas fireplace, a striking custom feature wall with built-ins, and oversized bright windows including top down/bottom up shades. The chef's™ kitchen is second to none, offering a huge centre island with flush eating bar, high-end stainless steel appliances, gas stove, double oven, chimney hood fan, and soft-close full-height cabinetry. Perfect for hosting with your very own main floor bar area with a bar sink, wine rack, built in glass cabinets and granite countertop. Enjoy the convenience of the massive boot room at the garage entry and a large walk-in pantry with a private tech space. The grand dining area overlooks the canals and provides access to a large Duradek balcony with a BBQ gas line™ perfect for outdoor entertaining, star gazing or watching the wild life on the canal!

A main floor office with a closet (meeting egress for an optional 7th bedroom!), a built-in speaker system, and a convenient half bath



complete this level.

Ascend to the upper floor, where you'll find a sunken bonus room with 7.1 built-in speakers, four spacious bedrooms including a primary retreat unlike any other. The lavish primary suite boasts a private living space, a 5-piece spa-inspired ensuite with his & hers sinks, a corner jetted soaker tub, a walk-in tiled shower, and a massive walk-in closet. Step out onto your private balcony and take in the serene canal views without even leaving your bedroom! Completing the upper level is an additional 4-piece bath and an oversized laundry room with built-in cabinetry and laundry sink.

The fully finished walk-out basement is an entertainer's paradise, featuring a stunning custom suspended wood ceiling, massive rec room, a spacious family room, room for a home gym area, two sizeable bedrooms, a full 4 pc bathroom, and plenty of storage. Step outside to a large covered patio, where walking paths and canals await!

Additional features include central A/C, built-in speakers, gas rough-in for a garage heater, an oversized parking pad, and proximity to top-rated schools and all amenities.

This is more than a home—it's a lifestyle! Book your private showing today!

Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203079    |
| Price          | \$1,150,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,969       |
| Acres          | 0.13        |
| Year Built     | 2012        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 913 Canoe Green Sw |
| Subdivision | Canals             |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 3K4            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Concrete Driveway, Insulated, Oversized, Additional Parking, Garage Faces Front, Triple Garage Attached |
| # of Garages   | 3   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bar, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Window Coverings, Garburator   |
| Heating           | Forced Air, Natural Gas, High Efficiency   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Other   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Views, Creek/River/Stream/Pond, Gentle Sloping, See Remarks |
| Roof              | Asphalt Shingle  |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 47               |
| Zoning         | R1               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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