

\$1,300,000 - 162 Canoe Crescent Sw, Airdrie

MLS® #A2225837

\$1,300,000

4 Bedroom, 4.00 Bathroom, 3,153 sqft

Residential on 0.18 Acres

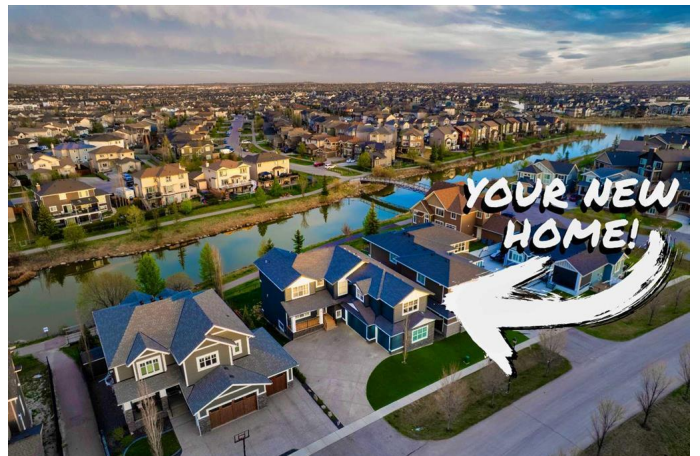
Canals, Airdrie, Alberta

Discover a home that truly defines luxury and space, perfectly positioned backing onto the water in The Canals. With over 4,200 sq. ft. of total living space, an oversized triple-car garage, and a fully finished walkout basement, this property offers a rare blend of elegance, functionality, and breathtaking views.

From the moment you step inside, youâ€™™ll be captivated by the open-to-below design, allowing natural light to flood the entire home. Freshly updated paint and refinished flooring bring a modern touch, while the spacious great room features a cozy fireplace and floor-to-ceiling windows showcasing stunning waterfront views.

The gourmet kitchen is designed for both everyday living and entertaining, with Quartz countertops, high-end appliances, ample cabinetry, a walk through pantry and a large central island. A formal dining space offers room for hosting, while a main-level office provides the perfect work-from-home setup.

Upstairs, the primary suite is a true sanctuary, featuring a luxurious ensuite with a double soaker tub, dual vanities, and a walk-in showerâ€™”perfect for unwinding at the end of the day. Two additional generously sized bedrooms and a spacious bonus room with views offer flexible living space for families.



The fully finished walkout basement is an entertainerâ€™s dream, complete with a custom bar area, dedicated theatre space, and a large rec roomâ€“ideal for game nights or movie marathons. A fourth bedroom and full bathroom make it perfect for guests or extended family.

Step outside to your massive backyard, where you can enjoy unobstructed water views and direct access to trails, skating and nature right from your doorstep. Whether you're hosting summer BBQs or soaking in the peaceful winter scenery, this yard offers year-round enjoyment.

Built in 2015

Essential Information

MLS® #	A2225837
Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,153
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	162 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 2N9

Amenities

Parking Spaces 6
Parking Triple Garage Attached
of Garages 3

Interior

Interior Features Bar, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Wine Refrigerator
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Walk-Out

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025
Days on Market 16
Zoning R1

Listing Details

Listing Office Real Broker

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