

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

MLS® #A2203079

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 2,969 sqft

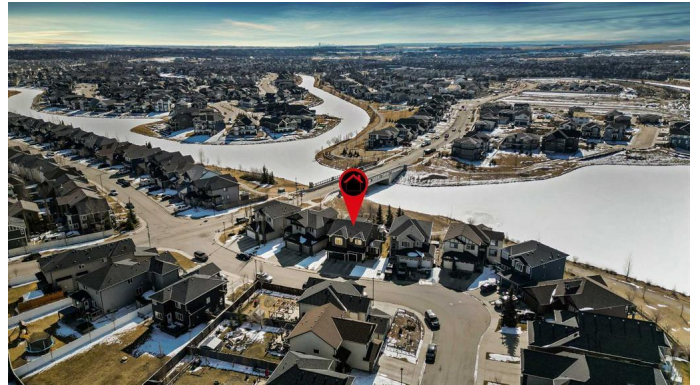
Residential on 0.13 Acres

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

### Interior

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

### Exterior

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

Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	108
Zoning	R1

**Listing Details**

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

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.