\$1,197,000 - 913 Canoe Green Sw, Airdrie

MLS® #A2203079

\$1,197,000

7 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 apliances, 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 lineâ€"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 homeâ€"it's a lifestyle! Book your private showing today!

Built in 2012

Essential Information

MLS® # A2203079 Price \$1,197,000

Bedrooms 7

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 Additional Parking, Concrete Driveway, Garage Faces Front, Insulated,

Oversized, Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, 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, See Remarks, Separate Entrance, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Range

Hood, Refrigerator, Window Coverings

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 Balcony, BBQ gas line, Other

Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

Landscaped, See Remarks, Views, Gentle Sloping

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 14 Zoning R1

Listing Details

Listing Office Grassroots Realty Group

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