



GRASSROOTS
REALTY GROUP

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162 Canoe Crescent SW
Airdrie, Alberta

MLS # A2225837



\$1,300,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,153 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: Hood Fan, Downstairs Dishwasher

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, you'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 shower—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 entertainer's dream, complete with a custom bar area, dedicated theatre space, and a large rec room—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.

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