



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

913 Canoe Green SW
Airdrie, Alberta

MLS # A2243313



\$1,130,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,969 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Insulated, Overs		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

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)

Inclusions: Alarm - No Contract

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Discover luxury, space, and serenity in this beautifully maintained fully finished walk-out home backing onto the peaceful canals in one of Airdrie's most desirable locations. Offering nearly 4,100sqft of total living space and a triple car garage, this home blends elegance with functionality and unbeatable views. The charming front porch welcomes you into a spacious foyer with generous coat storage. The open-concept main level is loaded with upgrades, including 9' knockdown ceilings and brand-new Engineered Hardwood flooring. The massive living room features a cozy gas fireplace, custom built-in feature wall, oversized windows, and top-down/bottom-up blinds. The chef's kitchen is built for entertaining with a huge centre island, high-end stainless appliances, GAS stove, DOUBLE oven, chimney hood fan, and full-height soft-close cabinetry. A dedicated bar area with granite counters, wine rack, glass cabinetry, and a bar sink makes hosting easy. The walk-in pantry with private tech space connects to a massive mudroom off the garage. Enjoy daily meals in the spacious dining area overlooking the water, or step out to the large Duradek balcony with a gas line to BBQ under the stars. A main floor home office with a closet (meets egress—optional 7th bedroom), built-in speakers, and a stylish half bath complete the level. Upstairs, a sunken bonus room with 7.1 surround sound, four spacious bedrooms, and upper laundry await. The primary suite is truly a retreat, featuring a private sitting area, 5pc ensuite with soaker tub, tiled shower, dual sinks, and a huge walk-in closet—plus your very own private canal-view balcony. The walk-out basement is the ultimate hangout zone with a custom suspended wood ceiling, expansive rec room, family room, gym/flex space, two large bedrooms, 4pc bath, and tons of storage. Walk straight out to a covered patio

and onto the pathways along the canals. Bonus features include central A/C, gas rough-in for a garage heater, oversized parking pad, and a location close to schools, parks, shopping, and amenities. This home offers an extraordinary lifestyle with space for the whole family—and views you’ll never want to leave.