



GRASSROOTS
REALTY GROUP

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809 Canoe Green SW
Airdrie, Alberta

MLS # A2247591



\$899,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,795 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Fridge , Dishwasher , Garage heater, Hot tub (as is), Gazebo, Tire racks		

Welcome to this exceptional executive home offering nearly 4,000 sq. ft. of beautifully designed living space across three levels, perfectly located in a highly desirable community with creekside pathways, parks, schools, shopping, restaurants, and transit all close by. The main floor boasts an impressive open-concept layout with 9' ceilings, site-finished hardwood, and custom shutters throughout. The chef's kitchen is a true showstopper, featuring a gas stove, massive island with seating, abundant cabinetry, and a large walk-through pantry that connects to an oversized mudroom. The generous dining area flows seamlessly into the expansive living room with a cozy gas fireplace. A private main-floor office provides the perfect work-from-home space. Upstairs, the luxurious primary suite is a retreat of its own, offering room for a sitting area, a spa-inspired ensuite, and a walk-in closet the size of a bedroom. Two additional oversized bedrooms—each with their own walk-in closets—plus a spacious bonus room with another fireplace and beautiful open railings overlooking the main floor complete the upper level. The fully finished basement is built for entertaining, featuring a custom wet bar with dishwasher and extra storage, a spacious rec room with a third fireplace, and plenty of space for gatherings. A pool table is already in place, making it the ultimate hangout spot for game nights and fun with friends. A fourth bedroom and full bathroom, all completed by the builder, round out this level with professional quality. Step outside to your private backyard oasis with mature trees, a deck, patio, gazebo, and hot tub—an ideal extension of your entertaining space. Additional highlights include central air conditioning, high-efficiency furnace and hot water tanks, and a heated garage. Set on a quiet street yet close to everything, this

immaculate home truly has it all—space, style, and an entertainer’s lifestyle.