



**GRASSROOTS**  
REALTY GROUP

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

**158 Canoe Crescent SW**  
**Airdrie, Alberta**

**MLS # A2261237**



**\$1,385,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,007 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Shingle Siding, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Blinds, TV mounts, fridge in pantry, fridge in wet bar, beverage fridge, hot tub, outdoor speakers, shed		

Hello, Gorgeous! Welcome to 158 Canoe Crescent SW in Airdrie, a stunning executive walkout home offering over 3,000 square feet above grade plus a fully finished basement, with 5 bedrooms and 3.5 bathrooms. Backing directly onto the canal and walking paths, this property offers the perfect blend of serenity and convenience in the desirable Canals community. From the Hardie board siding and cedar garage doors to the oversized solid wood front door, the curb appeal sets the tone for what awaits inside. Step into a grand main floor with soaring ceilings, engineered hardwood, and a chef inspired kitchen featuring floor to ceiling cabinetry, dual ovens with warming drawer, a six burner gas cooktop, and a walk in pantry with custom built-ins. The upper level provides a vaulted bonus room, three additional bedrooms, and a luxurious primary suite complete with steam shower, heated floors, and a custom walk-in closet system. The fully finished walkout basement is designed for entertaining with a wet bar, large rec room, in floor heating, and two more bedrooms. Outdoors, enjoy a professionally landscaped yard with exposed aggregate, a stamped concrete fire pit area, cedar pergola with hot tub, and a glass railing deck overlooking the water. Additional features include a fully finished heated triple car garage with epoxy flooring, two furnaces, two air conditioning units, upgraded crank windows, and a built in speaker system indoors and outdoors. This is more than just a home, it is a lifestyle, offering luxury, comfort, and location all in one.