



**GRASSROOTS**  
REALTY GROUP

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**52 Canoe Road SW**  
**Airdrie, Alberta**

**MLS # A2262123**



**\$939,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,137 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Front Drive, Parking Pad, Paved, RV Accomodation		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond		

<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, Separate/Exterior Entry, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	Storage Shed, Canoe planter		

A rare gem in Airdrie's sought-after Canals Community, this stunning former showhome sits on a corner lot with a fully finished walkout basement backing directly onto the canals. Offering 4 bedrooms, 3.5 bathrooms, and breathtaking waterfront views, this home combines luxury and comfort with thoughtful design and modern upgrades, including a new furnace (2025), new water heater (2025), washer and dryer (2024), central A/C, Fridge (2022), gas stove, and a custom wood-carved hood fan. RV parking and an oversized driveway add extra convenience. Inside, you're welcomed by soaring ceilings, a formal dining room, and a main-floor office. The bright living room/Library is filled with natural light from the southeast, seamlessly connected to the Farmhouse Inspire kitchen with a breakfast nook and access to the balcony—perfect for enjoying the canal views. Upstairs features a luxurious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bath connected by a catwalk overlooking the main floor. The fully finished walkout basement offers a large rec room, wet bar, 4th bedroom, and full bath, opening to the patio and scenic pathways. Additional highlights: built-in speakers, stucco exterior, glass-panel balcony, rear patio, and storage shed. Conveniently located minutes from schools, shopping, parks, and the boat launch, this home offers exceptional style, comfort, and location—perfect for families and entertainers alike.