



**809 Canoe Green SW  
Airdrie, Alberta**

**MLS # A2300680**



**\$874,999**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,766 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Sound

**Inclusions:** Gazebo, Hot tub as-is, pool table and accessories, 4 Tv with mounts, second full size fridge, and second dishwasher

Welcome to this elegantly designed luxury residence offering nearly 4,000 sq ft of sophisticated living space, thoughtfully crafted to balance comfort and functionality. From the moment you enter, you’re greeted by a bright, airy interior featuring 9’ ceilings, rich hardwood flooring, and an abundance of natural light, creating a warm and refined atmosphere. The main level showcases a striking open-concept layout. The chef-inspired kitchen is a true showpiece, featuring a stunning oversized island, extensive cabinetry, and a walk-through pantry connecting seamlessly to a spacious mudroom. The inviting living room is anchored by a gas fireplace, while a private main-floor office offers a quiet and versatile workspace. Upstairs, the primary suite is a luxurious retreat, complete with a spa-inspired ensuite and expansive walk-in closet. Completing the upstairs is a spacious bonus room with fireplace and two additional generous sized bedrooms—both with walk-in closets—provide exceptional comfort. The fully developed basement extends the home’s living space with a wet bar, expansive recreation area, third fireplace, fourth bedroom, full bathroom, and ample storage—perfect for entertaining and family living. Step outside to a beautifully landscaped backyard with a deck, patio, gazebo, and hot tub, creating a serene, resort-inspired setting—perfect for entertaining or unwinding in style and comfort. Ideally located on a quiet street in one of Airdrie’s most sought-after communities, with creekside pathways, parks, schools, shopping, restaurants and transit all close by, this is a rare opportunity you won’t want to miss.