



**GRASSROOTS**  
REALTY GROUP

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**142 Canoe Crescent SW**  
**Airdrie, Alberta**

**MLS # A2140102**



**\$1,420,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,482 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Aggregate, Covered, Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** none

142 Canoe Crescent SW Airdrie, This Beautiful 2024 Custom Built home Which features 5 Spacious Bedrooms and 6 Stunning Washrooms, And 2 Double Bedroom Basement Suits making them perfect for Rental Income! Take a Step Outside and Enjoy Wonderful Canal views from the Living room or from one of the 2 balconies. Situated In the Canals neighbourhood of Airdrie this house has one of the most Prime Locations only a 2 Minute Drive to an Elementary school and less then 10 minutes to Walmart/Superstore. Don't Miss The opportunity to own this absolute Gem in Airdrie! Contact me today for a Private Showing. Dilbaag Dhillon 604-729-4073 Town Residential