



**149 Canoe Crescent SW**  
**Airdrie, Alberta**

**MLS # A2145156**



**\$1,375,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,620 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Level, Street Lighting, Paved, Private, Vie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Suspended Ceiling

**Inclusions:** None

Discover unparalleled luxury and practicality in this brand new 2024-built home in the coveted Canals neighborhood of Airdrie. Located at 149 Canoe Crescent SW, this exquisite property offers 5 bedrooms and 6 bathrooms, embodying the pinnacle of modern living. Step into a spacious, never-lived-in home, showcasing beautiful finishes throughout its expansive floor plan. The meticulously designed interiors provide a seamless blend of comfort and elegance. The gourmet kitchen is a chef's dream, featuring high-end appliances and a functional layout perfect for both everyday living and entertaining. The generous bedrooms offer serene retreats, with each room thoughtfully designed to provide ample space and privacy. The luxurious bathrooms are equipped with top-of-the-line fixtures, ensuring a spa-like experience at home. Enjoy outdoor living on the expansive deck, perfect for relaxing and entertaining. The property also features a triple car garage, providing ample space for vehicles and storage. Located minutes from key amenities, including schools, markets, and community gardens, this home is ideally positioned for convenience and lifestyle. Embrace the opportunity to make this stunning house your new home and experience the epitome of luxury living in Airdrie. Welcome to your new home at 149 Canoe Crescent SW, where every detail has been considered for your utmost comfort and enjoyment.