



913 Canoe Green SW
Airdrie, Alberta

MLS # A2203079



\$1,197,000

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|------------------|---|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,969 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 7 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Garage Faces Front, Insulated, Overs | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle | | |

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|--------------------|--|-------------------|----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Alarm System - no contract | | |

Discover the epitome of elegance in this stunning fully finished WALK-OUT backing onto the tranquil canals! Boasting nearly 4,100 sqft of total living space, this masterpiece features a triple car garage, exquisite curb appeal, and a charming covered porch that welcomes you inside. Step into the spacious foyer with ample coat storage, leading to an open-concept main level highlighted by 'knockdown ceilings and brand-new Engineered Hardwood flooring. The massive living room is an entertainer's dream, complete with a gas fireplace, a striking custom feature wall with built-ins, and oversized bright windows including top down/bottom up shades. The chef's kitchen is second to none, offering a huge centre island with flush eating bar, high-end stainless steel appliances, gas stove, double oven, chimney hood fan, and soft-close full-height cabinetry. Perfect for hosting with your very own main floor bar area with a bar sink, wine rack, built in glass cabinets and granite countertop. Enjoy the convenience of the massive boot room at the garage entry and a large walk-in pantry with a private tech space. The grand dining area overlooks the canals and provides access to a large Duradek balcony with a BBQ gas line—perfect for outdoor entertaining, star gazing or watching the wild life on the canal! A main floor office with a closet (meeting egress for an optional 7th bedroom!), a built-in speaker system, and a convenient half bath complete this level. Ascend to the upper floor, where you'll find a sunken bonus room with 7.1 built-in speakers, four spacious bedrooms including a primary retreat unlike any other. The lavish primary suite boasts a private living space, a 5-piece spa-inspired ensuite with his & hers sinks, a corner jetted soaker tub, a walk-in tiled shower, and a massive walk-in closet. Step out onto your private balcony and take in the serene

canal views without even leaving your bedroom! Completing the upper level is an additional 4-piece bath and an oversized laundry room with built-in cabinetry and laundry sink. The fully finished walk-out basement is an entertainer's paradise, featuring a stunning custom suspended wood ceiling, massive rec room, a spacious family room, room for a home gym area, two sizeable bedrooms, a full 4 pc bathroom, and plenty of storage. Step outside to a large covered patio, where walking paths and canals await! Additional features include central A/C, built-in speakers, gas rough-in for a garage heater, an oversized parking pad, and proximity to top-rated schools and all amenities. This is more than a home—it's a lifestyle! Book your private showing today!