



## 149 Canoe Crescent Airdrie Alberta

\$1,299,000

Introducing 149 Canoe Crescent SW, Airdrie, AB--a stunning, brand-new, never-lived-in home offering luxurious living in one of the city's most desirable neighborhoods. Listed at an unbeatable \$1,299,000, this exceptional property boasts 5 spacious bedrooms and 6 beautifully designed bathrooms, perfect for growing families or those who love to entertain. Built by the trusted and renowned Wave Homes, every detail of this home reflects superior craftsmanship and modern elegance. The home's open-concept floor plan is bathed in natural light, featuring a gourmet kitchen with premium appliances, expansive living spaces, and high-end finishes throughout. The thoughtfully designed layout is ideal for both family gatherings and quiet evenings at home. In addition to the spacious living areas, the unfinished basement comes with permits for two 2-bedroom suites, offering outstanding potential for rental income or multi-generational living arrangements. This adds incredible value and flexibility to the property. One of the standout features of this home is its breathtaking canal views, providing a serene and picturesque backdrop that enhances the overall ambiance. The location is equally impressive, nestled in a family-friendly community with excellent amenities. It's close to both an elementary school and high school, making it a perfect choice for families with children. Wave Homes, a trusted name in homebuilding, has ensured that 149 Canoe Crescent SW meets the highest standards of quality and design, offering both peace of mind and long-term value. This is a rare opportunity to own a brand-new luxury home in one of Airdrie's most sought-after areas--don't miss out! (id:6769)

2pc Bathroom 5.25 Ft x 5.00 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft  
Dining room 9.92 Ft x 14.67 Ft  
Family room 10.92 Ft x 14.50 Ft  
Foyer 10.25 Ft x 9.17 Ft  
Kitchen 15.75 Ft x 14.58 Ft  
Kitchen 14.50 Ft x 6.50 Ft  
Living room 11.92 Ft x 12.25 Ft

Primary Bedroom 11.00 Ft x 14.25 Ft  
2pc Bathroom 5.50 Ft x 5.17 Ft  
3pc Bathroom 8.00 Ft x 4.92 Ft  
3pc Bathroom 14.25 Ft x 6.67 Ft  
5pc Bathroom 12.58 Ft x 9.50 Ft  
Bedroom 12.08 Ft x 13.33 Ft  
Bedroom 13.25 Ft x 10.92 Ft  
Bedroom 12.67 Ft x 14.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Town Residential



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

**Other** 6.75 Ft x 10.25 Ft

**Office** 9.92 Ft x 11.33 Ft

**Bonus Room** 7.33 Ft x 5.50 Ft