



162 Canoe Crescent Airdrie Alberta

\$1,350,000

Discover a home that truly defines luxury and space, perfectly positioned backing onto the water in The Canals. With over 4,200 sq. ft. of total living space, an oversized triple-car garage, and a fully finished walkout basement, this property offers a rare blend of elegance, functionality, and breathtaking views. From the moment you step inside, you'll be captivated by the open-to-below design, allowing natural light to flood the entire home. Freshly updated paint and refinished flooring bring a modern touch, while the spacious great room features a cozy fireplace and floor-to-ceiling windows showcasing stunning waterfront views. The gourmet kitchen is designed for both everyday living and entertaining, with Quartz countertops, high-end appliances, ample cabinetry, a walk through pantry and a large central island. A formal dining space offers room for hosting, while a main-level office provides the perfect work-from-home setup. Upstairs, the primary suite is a true sanctuary, featuring a luxurious ensuite with a double soaker tub, dual vanities, and a walk-in shower—perfect for unwinding at the end of the day. Two additional generously sized bedrooms and a spacious bonus room with views offer flexible living space for families. The fully finished walkout basement is an entertainer's dream, complete with a custom bar area, dedicated theatre space, and a large rec room—ideal for game nights or movie marathons. A fourth bedroom and full bathroom make it perfect for guests or extended family. Step outside to your massive backyard, where you can enjoy unobstructed water views and direct access to trails, skating and nature right from your doorstep. Whether you're hosting summer BBQs or soaking in the peaceful winter scenery, this yard offers year-round enjoyment. (id:6769)

Recreational, Games room 19.92 Ft x 16.92 Ft

Living room 17.00 Ft x 16.25 Ft

Other 14.58 Ft x 7.58 Ft

Bedroom 11.58 Ft x 10.75 Ft

4pc Bathroom 10.83 Ft x 5.00 Ft

Kitchen 16.75 Ft x 15.83 Ft

Pantry 6.33 Ft x 6.17 Ft

Other 10.67 Ft x 7.25 Ft

Furnace 11.33 Ft x 10.67 Ft

2pc Bathroom 5.75 Ft x 5.75 Ft

Family room 16.08 Ft x 15.42 Ft

Laundry room 12.67 Ft x 5.92 Ft

Primary Bedroom 19.67 Ft x 13.17 Ft

Bedroom 13.17 Ft x 12.92 Ft

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

Listing Presented By:



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Dining room 16.83 Ft x 12.17 Ft

Bedroom 12.67 Ft x 12.50 Ft

Living room 17.00 Ft x 16.92 Ft

Other 12.17 Ft x 5.17 Ft

Office 11.17 Ft x 10.58 Ft