



162 Canoe Crescent Airdrie Alberta

\$1,299,000

Hello, Gorgeous! Welcome to 162 Canoe Crescent SW, an exceptional waterfront estate nestled in Airdrie's coveted Canals community. This fully developed walkout home backs directly onto the serene canal and offers over 4,200 sq ft of luxurious living space, thoughtfully designed for both elegance and everyday functionality. From the moment you enter, you're greeted by an expansive open-to-below dining room that immediately sets the tone for the upscale estate feel of the home. Soaring ceilings, large windows, and impeccable natural light highlight the refined interior finishes, including freshly painted walls and beautifully recoated flooring throughout the main level. The heart of the home is the chef-inspired kitchen, outfitted with quartz countertops, high-end stainless steel appliances, a walk-through pantry, and an oversized tiered island perfect for entertaining. The adjoining living room features a cozy fireplace and oversized windows that perfectly frame the tranquil water views. A formal dining area and a dedicated main-floor office provide elegant yet practical spaces to gather and work. Upstairs, the spacious layout continues with a king-sized primary retreat that includes a spa-like ensuite complete with a deep oversized soaker tub, dual vanities (one with a make-up counter), a walk-in shower, and a large walk-in closet. Two additional bedrooms, each comfortably fitting king-sized beds, and a bright, open bonus room with canal views offer abundant space for growing families or guests. A built-in desk is a practical space for studying or simply adding to the overall aesthetics of the home. The fully finished walkout basement is designed for relaxation and entertainment, featuring a custom-built wet bar, dedicated home theatre area with projector and screen, a large rec room, a fourth bedroom, and a full bathroom. Outside, the backyard is a true retreat, c...

Recreational, Games room 43.67 Ft x 23.67 Ft

Furnace 10.58 Ft x 11.33 Ft

4pc Bathroom 4.92 Ft x 10.67 Ft

Bedroom 11.58 Ft x 10.75 Ft

Storage 5.33 Ft x 6.17 Ft

Office 11.25 Ft x 12.00 Ft

Other 7.17 Ft x 13.08 Ft

2pc Bathroom 5.75 Ft x 5.83 Ft

Primary Bedroom 13.33 Ft x 19.67 Ft

5pc Bathroom 15.75 Ft x 17.00 Ft

Family room 15.33 Ft x 16.17 Ft

Laundry room 5.92 Ft x 12.58 Ft

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Listing Presented By:



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Living room 17.00 Ft x 17.08 Ft

Foyer 11.00 Ft x 7.42 Ft

Dining room 18.33 Ft x 14.58 Ft

Kitchen 16.83 Ft x 13.33 Ft

5pc Bathroom 6.92 Ft x 12.58 Ft

Bedroom 15.75 Ft x 12.58 Ft

Bedroom 12.83 Ft x 17.00 Ft