



913 Canoe Green Airdrie Alberta

\$1,197,000

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 9' 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 e...

Family room 12.00 Ft x 11.67 Ft

Recreational, Games room 21.08 Ft x 20.83 Ft

Bedroom 13.17 Ft x 10.25 Ft

Bedroom 10.25 Ft x 9.17 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Furnace 13.00 Ft x 10.75 Ft

Foyer 11.92 Ft x 7.08 Ft

Bedroom 10.75 Ft x 8.33 Ft

Other 9.92 Ft x 6.92 Ft

Other 6.33 Ft x 4.08 Ft

2pc Bathroom 8.33 Ft x 2.92 Ft

Other 14.17 Ft x 4.83 Ft

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Living room 16.83 Ft x 13.75 Ft

Kitchen 16.17 Ft x 11.50 Ft

Pantry 6.33 Ft x 5.33 Ft

Dining room 17.00 Ft x 11.75 Ft

Bonus Room 16.50 Ft x 15.58 Ft

Primary Bedroom 16.42 Ft x 13.08 Ft

Other 17.00 Ft x 4.75 Ft