



913 Canoe Green Airdrie Alberta

\$1,130,000

Discover luxury, space, and serenity in this beautifully maintained fully finished walk-out home backing onto the peaceful canals in one of Airdrie's most desirable locations. Offering nearly 4,100sqft of total living space and a triple car garage, this home blends elegance with functionality and unbeatable views. The charming front porch welcomes you into a spacious foyer with generous coat storage. The open-concept main level is loaded with upgrades, including 9' knockdown ceilings and brand-new Engineered Hardwood flooring. The massive living room features a cozy gas fireplace, custom built-in feature wall, oversized windows, and top-down/bottom-up blinds. The chef's kitchen is built for entertaining with a huge centre island, high-end stainless appliances, GAS stove, DOUBLE oven, chimney hood fan, and full-height soft-close cabinetry. A dedicated bar area with granite counters, wine rack, glass cabinetry, and a bar sink makes hosting easy. The walk-in pantry with private tech space connects to a massive mudroom off the garage. Enjoy daily meals in the spacious dining area overlooking the water, or step out to the large Duradek balcony with a gas line to BBQ under the stars. A main floor home office with a closet (meets egress--optional 7th bedroom), built-in speakers, and a stylish half bath complete the level. Upstairs, a sunken bonus room with 7.1 surround sound, four spacious bedrooms, and upper laundry await. The primary suite is truly a retreat, featuring a private sitting area, 5pc ensuite with soaker tub, tiled shower, dual sinks, and a huge walk-in closet--plus your very own private canal-view balcony. The walk-out basement is the ultimate hangout zone with a custom suspended wood ceiling, expansive rec room, family room, gym/flex space, two large bedrooms, 4pc bath, and tons of storage. Walk straight out to a covered patio and onto the pathways along the ca...

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

Office 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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Listing Presented By:



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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