

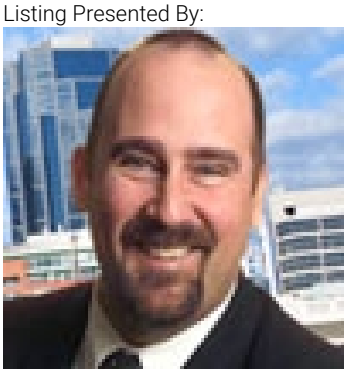
107 Canoe Crescent Airdrie Alberta

$813,499

Welcome to your ultimate tech-forward oasis, nestled in Airdrie's highly desirable community of The Canals! This stunning, sun-drenched two-story home sits on a sprawling 8,500+ sq ft lot--nearly a quarter of an acre--offers beautifully designed living space above grade, plus a fully developed basement. Built in 1999 and extensively modernized, this property perfectly pairs classic craftsmanship with complete smart-home automation and eco-friendly efficiency across 4 bedrooms and 3.5 bathrooms.Step inside to an expansive, open-concept main floor tailored for effortless hosting, featuring rich hardwood flooring, soaring vaulted ceilings, a bright open-to-below feature, and massive windows that flood the home with natural light. At the heart of the living space is a grand fireplace and a built-in surround sound system, creating the perfect ambiance for movie nights or lively gatherings. The chef-inspired kitchen is beautifully upgraded with a blend of premium granite and quartz countertops.The upstairs has 3 spacious bedrooms and 2 fully tiled bathrooms. This includes the luxurious primary retreat, complete with a walk-in closet and a beautifully appointed ensuite.The technology in this home is unmatched. Equipped with full home automation, you can control the entire property via phone or voice commands. Manage all interior and exterior LED lighting, smart switches, plugs, cameras, the thermostat, and the secure front door lock with ease. For ultimate peace of mind, the property features whole-house surge protection (backed by a $100k equipment damage warranty) and a comprehensive whole-house water filtration system with UV light sterilization.The fully finished basement adds incredible functionality, featuring plush carpet flooring, a massive recreation space, and a 4th bedroom plus a beautifully tiled bathroom--making it an ideal setup for guests, teens, or a priv...

4pc Bathroom 10.50 Ft x 4.92 Ft
4pc Bathroom 9.67 Ft x 12.17 Ft
Primary Bedroom 14.67 Ft x 13.08 Ft
Bedroom 11.17 Ft x 12.17 Ft
Bedroom 11.08 Ft x 12.17 Ft
Other 8.17 Ft x 5.08 Ft
2pc Bathroom 8.00 Ft x 3.00 Ft
Office 9.58 Ft x 9.67 Ft
Other 4.33 Ft x 19.50 Ft
Other 10.42 Ft x 6.92 Ft
Living room 16.83 Ft x 16.25 Ft
Other 14.92 Ft x 16.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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3pc Bathroom 9.08 Ft x 4.92 Ft

Bedroom 9.08 Ft x 11.17 Ft

Other 14.42 Ft x 37.83 Ft

Dining room 12.33 Ft x 14.17 Ft

Laundry room 6.25 Ft x 9.67 Ft