

# \$1,130,000 - 913 Canoe Green Sw, Airdrie

MLS® #A2243313

**\$1,130,000**

6 Bedroom, 4.00 Bathroom, 2,969 sqft

Residential on 0.13 Acres

Canals, Airdrie, Alberta

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.

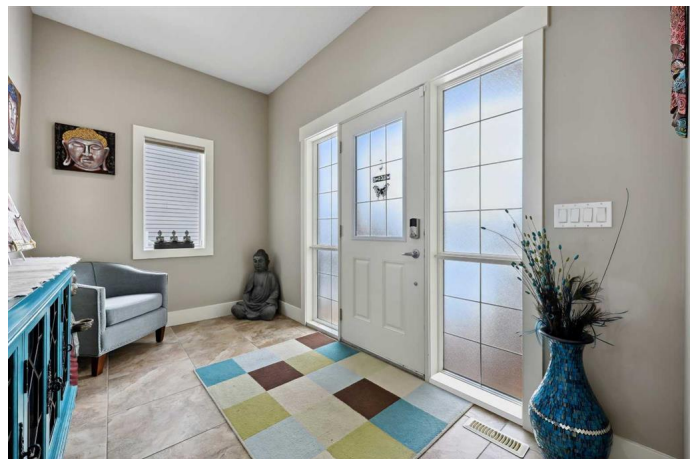
Offering nearly 4,100sqft of total living space and a triple car garage, this home blends elegance with functionality and unbeatable views.

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 closetâ€”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 canals. Bonus features include central A/C, gas rough-in for a garage heater, oversized parking pad, and a location close to schools, parks, shopping, and amenities. This home offers an extraordinary lifestyle with space for the whole familyâ€”and views youâ€™ll never want to leave.

Built in 2012

**Essential Information**

MLS® #	A2243313
Price	\$1,130,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,969
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	913 Canoe Green Sw
Subdivision	Canals

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3K4

### **Amenities**

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Insulated, Oversized, Triple Garage Attached, Garage Faces Front
# of Garages	3

### **Interior**

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Range Hood, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

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