

809 Canoe Green SW
Airdrie, Alberta

MLS # A2329146



\$839,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,766 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Sound		
Inclusions:	n/a		

-Nearly 4,000 finished square feet. Four bedrooms. A fully automated smart home. About \$213 per finished square foot in The Canals. | Read that number again, because it's the whole story: 2,766 above grade plus a fully finished lower level, with the deck, landscaping, central A/C, hot tub and whole-home automation already built and already paid for. Price that out on a new build the same size, then add two years of waiting. That's why every agent who walks through says the same thing on the way out. | **THE MAIN FLOOR:** Nine-foot ceilings. Hardwood. Light from three directions. The kitchen is the room people stand in: gas range, oversized stone island, cabinetry you'll never fill, walk-through pantry straight to the mudroom. Gas fireplace in the living room. A private office with a door that closes - the difference between working from home and working from the kitchen table. | **UPSTAIRS:** A primary retreat with a spa-inspired 5-piece ensuite and a walk-in closet big enough to end the his-and-hers negotiation. Two more bedrooms, each with its own walk-in closet, so nobody's kid gets the short straw. Bonus room with a second gas fireplace. | **THE FLOOR THAT'S THE HIDDEN GEM:** Three bedrooms up, one down. The finished basement puts a fourth bedroom beside its own full bathroom, at the far end of a rec room built for company: a full-size pool table with room to shoot every angle, a wet bar right beside it, and a third gas fireplace. Give the bedroom to your teenager and everybody wins - they get a floor that feels like their own apartment, you get your evenings back. | **ALREADY WIRED:** Whole-home automation with wired and wireless coverage on all three floors. No dead zones, no retrofit, nothing to run through finished walls. | **THE BACKYARD:** Mature trees, grown in enough that you can barely see your neighbours - privacy a new build won't offer for fifteen years.

Deck, patio, enclosed gazebo, sheltered hot tub, landscaped and fenced. Usable in February, not just July. | THE LOCATION: Quiet street in The Canals. Creekside pathways, golf, parks, schools and shopping minutes from the door. | NEXT STEP: The dimensions are all listed below. What they can't show you is the scale, or how it feels to walk it. Book the showing before another buyer does.