

## 146 Canoe Crescent SW Airdrie, Alberta

**MLS # A2336273**



# \$1,200,000

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canals                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,443 sq.ft.                                                            | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street, RV Access/Parking                   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, S |               |                   |

|                    |                                                                                                                                                           |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                       |                   |    |

Welcome to this exceptional walkout home with over 60 feet frontage with over 6400 sqft LOT in the sought-after Canals community of Airdrie, ideally positioned with beautiful views and direct backing onto the canal. Offering an impressive combination of space, functionality and investment potential, this home is perfect for families looking for room to grow. The main level features a spacious foyer, expansive living room, dedicated dining area, well-appointed kitchen with pantry, convenient 2-piece bathroom and laundry. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and luxurious 5-piece ensuite, along with a full 4-piece bathroom. The fully developed walkout basement comes with an illegal suite adds incredible versatility and includes a large living area, kitchen, bedroom, 4-piece bathroom, storage and utility space. Step outside to enjoy the rare advantage of a walkout lot backing directly onto the canal, providing a peaceful setting and excellent outdoor enjoyment. The oversized double attached garage offers ample room for vehicles and storage. With approximately 2,254 sq. ft. of above-grade interior space, plus a fully developed basement, this is a fantastic opportunity to own a spacious canal-side home in one of Airdrie's desirable communities. Homes backing onto the canal are rarely available—book your private showing today!