

122 Canoe Crescent SW
Airdrie, Alberta

MLS # A2201228



\$1,150,000

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|------------------|--|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,318 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Private | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC-3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Home can be sold fully furnished | | |

Welcome to The Canals – Airdrie’s Hidden Gem! Situated on the largest lot currently available in Airdrie, this exceptional home sits in one of the city’s most sought-after communities and is being offered fully furnished—just move in and enjoy! This beautifully updated 4-bedroom, 4-bathroom home has been extensively renovated, featuring upgrades such as new flooring, windows, furnace, appliances, remodeled bathrooms, central A/C, and a heated garage. Upon entry, you’ll be greeted by a custom curved staircase and soaring cathedral ceilings, bathing the main floor in natural light. The heart of the home—the chef’s kitchen—boasts stainless steel appliances, granite countertops, an abundance of cabinetry, and a spacious island with breakfast bar. Adjacent to the kitchen, the dining area is framed by large bay windows that overlook the expansive backyard, seamlessly flowing into the cozy living room complete with a fireplace and custom built-ins—perfect for relaxing or entertaining. A dedicated office with French doors and custom cabinetry, a 2-piece powder room, and a laundry room with sink complete the main level. Upstairs, you’ll find three spacious bedrooms and two full bathrooms, including the luxurious primary suite featuring a fireplace, walk-in closet with custom built-ins, and a 5-piece spa-like ensuite with soaker tub and walk-in shower. The fully renovated main bath includes a herringbone tile feature wall and dual vanities. The fully finished basement adds even more living space, including a fourth bedroom, a large rec/games room with fireplace and French doors, a home gym (or potential fifth bedroom), a 4-piece bath, and an additional flex room for your hobbies or storage. Step outside into your private backyard oasis! Sitting on a $\frac{1}{4}$ -acre lot, this meticulously landscaped space

is complete with mature trees, underground sprinklers, a water feature, massive two-tier composite deck with BBQ gas line, a gazebo, fireplace, garden area, shed, and even RV parking. It's an entertainer's dream and a haven for kids and pets alike. Just steps from the scenic canal, you can enjoy year-round activities including paddle boarding, canoeing, fishing, skating, and hockey. Explore miles of paved walking trails and take advantage of being within walking distance to Ralph McCall School (K-4) and Our Lady Queen of Peace (K-9, French Immersion), along with nearby playgrounds, sports fields, shopping, dining, and healthcare services. Don't miss this rare opportunity to own an incredible, fully furnished home on the largest lot in Airdrie—your forever home awaits!