

**913 Canoe Green SW**  
**Airdrie, Alberta**

**MLS # A2203079**



**\$1,150,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Canals  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,969 sq.ft.  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Garage Faces Front, Insulated, Overs |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle    |               |                   |

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**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)

**Inclusions:** Alarm System - no contract

Discover the epitome of elegance in this stunning fully finished WALK-OUT backing onto the tranquil canals! Boasting nearly 4,100 sqft of total living space, this masterpiece features a triple car garage, exquisite curb appeal, and a charming covered porch that welcomes you inside. Step into the spacious foyer with ample coat storage, leading to an open-concept main level highlighted by 9' knockdown ceilings and brand-new Engineered Hardwood flooring. The massive living room is an entertainer's dream, complete with a gas fireplace, a striking custom feature wall with built-ins, and oversized bright windows including top down/bottom up shades. The chef's kitchen is second to none, offering a huge centre island with flush eating bar, high-end stainless steel appliances, gas stove, double oven, chimney hood fan, and soft-close full-height cabinetry. Perfect for hosting with your very own main floor bar area with a bar sink, wine rack, built in glass cabinets and granite countertop. Enjoy the convenience of the massive boot room at the garage entry and a large walk-in pantry with a private tech space. The grand dining area overlooks the canals and provides access to a large Duradek balcony with a BBQ gas line—perfect for outdoor entertaining, star gazing or watching the wild life on the canal! A main floor office with a closet (meeting egress for an optional 7th bedroom!), a built-in speaker system, and a convenient half bath complete this level. Ascend to the upper floor, where you'll find a sunken bonus room with 7.1 built-in speakers, four spacious bedrooms including a primary retreat unlike any other. The lavish primary suite boasts a private living space, a 5-piece spa-inspired ensuite with his & hers sinks, a corner jetted soaker tub, a walk-in tiled shower, and a massive walk-in closet. Step out onto your private balcony and take in the serene

canal views without even leaving your bedroom! Completing the upper level is an additional 4-piece bath and an oversized laundry room with built-in cabinetry and laundry sink. The fully finished walk-out basement is an entertainer's paradise, featuring a stunning custom suspended wood ceiling, massive rec room, a spacious family room, room for a home gym area, two sizeable bedrooms, a full 4 pc bathroom, and plenty of storage. Step outside to a large covered patio, where walking paths and canals await! Additional features include central A/C, built-in speakers, gas rough-in for a garage heater, an oversized parking pad, and proximity to top-rated schools and all amenities. This is more than a home—it's a lifestyle! Book your private showing today!