

# \$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.

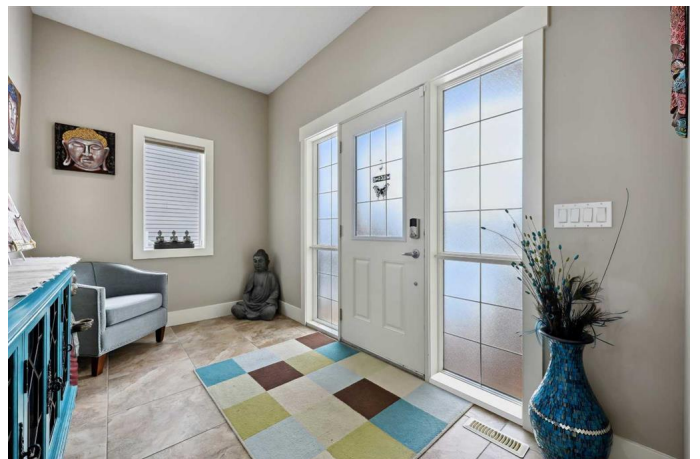
Offering nearly 4,100sqft of total living space and a triple car garage, this home blends elegance with functionality and unbeatable views.

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 closet”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 family”and views you”™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, Garage Faces Front, Insulated, Oversized, Triple Garage Attached |
| # 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 | 42              |
| Zoning         | R1              |

### Listing Details

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