

\$899,900 - 809 Canoe Green Sw, Airdrie

MLS® #A2247591

\$899,900

4 Bedroom, 4.00 Bathroom, 2,795 sqft

Single Family on 0.10 Acres

Canals, Airdrie, Alberta

Welcome to this exceptional executive home offering nearly 4,000 sq. ft. of beautifully designed living space across three levels, perfectly located in a highly desirable community with creekside pathways, parks, schools, shopping, restaurants, and transit all close by. The main floor boasts an impressive open-concept layout with 9â€™™ ceilings, site-finished hardwood, and custom shutters throughout. The chefâ€™™s kitchen is a true showstopper, featuring a gas stove, massive island with seating, abundant cabinetry, and a large walk-through pantry that connects to an oversized mudroom. The generous dining area flows seamlessly into the expansive living room with a cozy gas fireplace. A private main-floor office provides the perfect work-from-home space. Upstairs, the luxurious primary suite is a retreat of its own, offering room for a sitting area, a spa-inspired ensuite, and a walk-in closet the size of a bedroom. Two additional oversized bedroomsâ€™™each with their own walk-in closetsâ€™™plus a spacious bonus room with another fireplace and beautiful open railings overlooking the main floor complete the upper level. The fully finished basement is built for entertaining, featuring a custom wet bar with dishwasher and extra storage, a spacious rec room with a third fireplace, and plenty of space for gatherings. A pool table is already in place, making it the ultimate hangout spot for game nights and fun with friends. A fourth bedroom and full bathroom, all completed by the builder,



round out this level with professional quality. Step outside to your private backyard oasis with mature trees, a deck, patio, gazebo, and hot tubâ€”an ideal extension of your entertaining space. Additional highlights include central air conditioning, high-efficiency furnace and hot water tanks, and a heated garage. Set on a quiet street yet close to everything, this immaculate home truly has it allâ€”space, style, and an entertainerâ€™s lifestyle. (id:6289)

Built in 2008

Essential Information

Listing #	A2247591
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,795
Acres	0.10
Year Built	2008
Type	Single Family
Sub-Type	Freehold

Community Information

Address	809 Canoe Green Sw
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B3K6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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