

# \$850,000 - 127 Canoe Place Sw, Airdrie

MLS® #A2259815

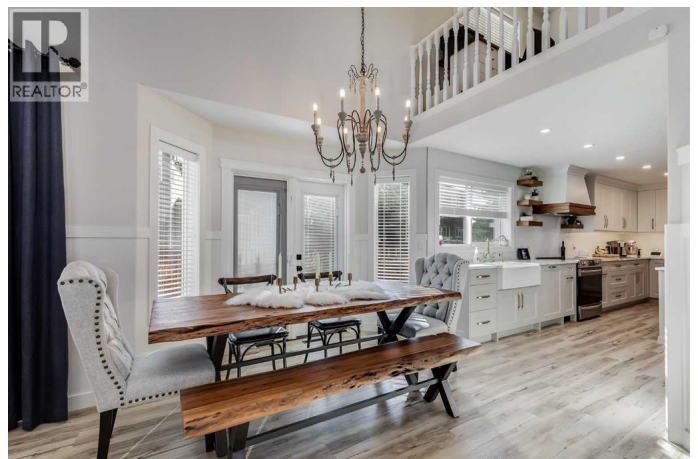
**\$850,000**

3 Bedroom, 3.00 Bathroom, 2,185 sqft

Single Family on 0.15 Acres

Canals, Airdrie, Alberta

Stunningly renovated with high-end finishes throughout, this gorgeous home sits on an extra-wide pie-shaped lot at the end of a quiet cul-de-sac, just steps from Airdrie's scenic canals. An expansive front porch sets the tone, creating a welcoming spot for morning coffee or evening relaxation watching the sunset. Inside, soaring ceilings in the living room draw the eye upward, anchored by a striking stone-surround fireplace that invites you to unwind. Extra windows flood the open floor plan with natural light, highlighting the updated flooring, designer details and neutral colour palette. The heart of the home is the outstanding chef's kitchen, thoughtfully appointed with upgraded stainless steel appliances, full-height cabinetry, stone countertops, modern finishes and a large walk-in pantry. A central island with casual seating and an adjacent breakfast nook with patio doors make everyday living seamless, while a separate dining space with built-in serving bar is ideal for entertaining. Upstairs, a lofted flex area provides the perfect home office or study space. The elegant primary retreat includes a massive custom walk-in closet and a spa-like ensuite with dual sinks, refined finishes and an oversized multi-head shower. Two additional bedrooms and a full bath complete this level. The finished basement extends your living space with a huge recreation room, including areas for media, games and a built-in bar for convenient refreshment and snack refills. Outdoors, the



backyard is designed for both play and leisure, featuring a large deck with privacy screen, a built-in firepit for endless summer nights roasting marshmallows and a wide grassy area for kids and pets to play. Parking is plentiful with a double attached insulated side-profile garage, plus an extended driveway with space for an RV or boat. The location is exceptional, offering effortless access to Airdrie's canals with 6 km of pathways for year-round recreation including kayaking, skating and wildlife watching. Nearby Chinook Winds Park provides playgrounds, spray park, skate park, sports courts and seasonal concessions, while golf, schools, shopping and every city amenity are close at hand. This home perfectly blends upscale design with family-friendly function in a sought-after neighbourhood surrounded by natural beauty!

(id:6289)

Built in 2002

**Essential Information**

Listing #	A2259815
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,185
Acres	0.15
Year Built	2002
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	127 Canoe Place Sw
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B2L5

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, Level, Parking
Parking Spaces	4
Parking	Attached Garage, Oversize, RV
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

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

## Listing Details

Listing Office	First Place Realty
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