

# \$1,385,000 - 158 Canoe Crescent Sw, Airdrie

MLS® #A2261237

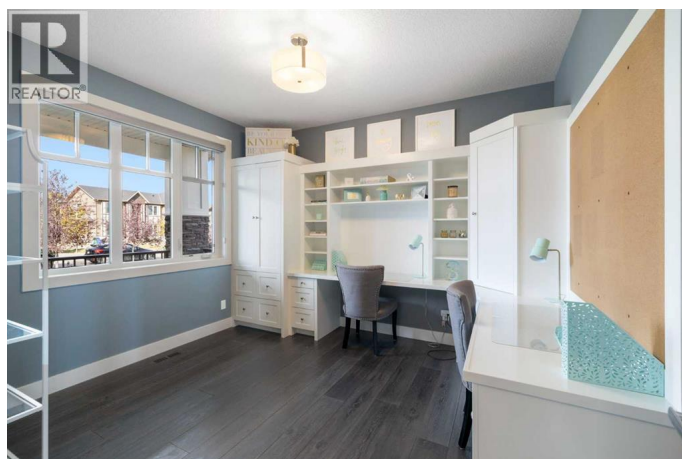
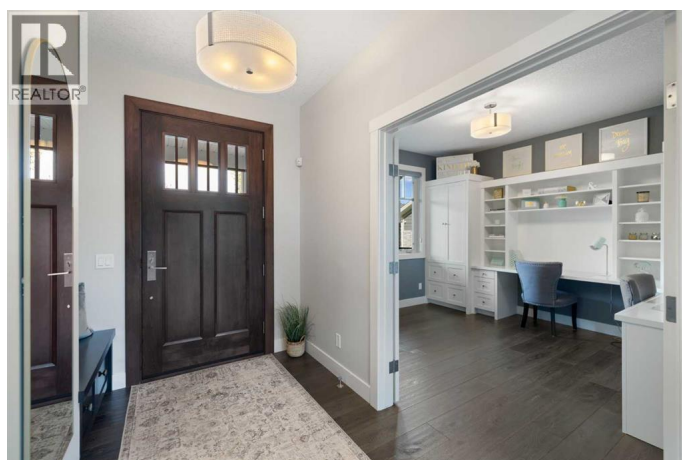
**\$1,385,000**

5 Bedroom, 4.00 Bathroom, 3,007 sqft

Single Family on 0.16 Acres

Canals, Airdrie, Alberta

Hello, Gorgeous! Welcome to 158 Canoe Crescent SW in Airdrie, a stunning executive walkout home offering over 3,000 square feet above grade plus a fully finished basement, with 5 bedrooms and 3.5 bathrooms. Backing directly onto the canal and walking paths, this property offers the perfect blend of serenity and convenience in the desirable Canals community. From the Hardie board siding and cedar garage doors to the oversized solid wood front door, the curb appeal sets the tone for what awaits inside. Step into a grand main floor with soaring ceilings, engineered hardwood, and a chef inspired kitchen featuring floor to ceiling cabinetry, dual ovens with warming drawer, a six burner gas cooktop, and a walk in pantry with custom built-ins. The upper level provides a vaulted bonus room, three additional bedrooms, and a luxurious primary suite complete with steam shower, heated floors, and a custom walk-in closet system. The fully finished walkout basement is designed for entertaining with a wet bar, large rec room, in floor heating, and two more bedrooms. Outdoors, enjoy a professionally landscaped yard with exposed aggregate, a stamped concrete fire pit area, cedar pergola with hot tub, and a glass railing deck overlooking the water. Additional features include a fully finished heated triple car garage with epoxy flooring, two furnaces, two air conditioning units, upgraded crank windows, and a built in speaker system indoors and outdoors. This is more than just a home, it is a



lifestyle, offering luxury, comfort, and location  
all in one. (id:6289)

Built in 2014

**Essential Information**

Listing #	A2261237
Price	\$1,385,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,007
Acres	0.16
Year Built	2014
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	158 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B2N9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Other, Wet bar, No neighbours behind, Closet Organizers
Parking Spaces	6
Parking	Attached Garage
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer, Microwave, Garburator, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Composite Siding, Shingles, Stone
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage Benchmark
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