

\$1,299,900 - 163 Canoe Crescent Sw, Airdrie

MLS® #A2117242

\$1,299,900

5 Bedroom, 6.00 Bathroom, 3,257 sqft

Residential on 0.19 Acres

Canals, Airdrie, Alberta

Where LUXURY is in every detail, Welcome to 163 Canoe Crescent, a stunning estate home nestled in the desirable community of Canals, Airdrie. This custom built residence by Wave Homes offers both convenience and style, boasting 5 Bedrooms + Office, 4+2 bathrooms, and over 3256 sqft of developed living space plus over 1562 sqft of unfinished basement space waiting for your own creativity.

Upon entering, you'll be greeted by a spacious foyer and open to below concept that leads seamlessly into the inviting living area highlighting a fireplace on a feature wall. A designated Office/Flex space on the main floor is the perfect place to fulfill your home based business needs. LVP flooring brings you to a bright and airy Family and Dining Area spotlighting high ceiling and another fireplace on a defining feature wall. Sliding Patio glass doors gives you access to massive deck for your outdoor adventures. The gourmet kitchen is a chef's dream, equipped with modern Stainless Steel appliances, ample cabinet space, a centrally located massive kitchen Island and a walk in pantry. Furthermore, SPICE KITCHEN equipped with a second set of kitchen appliances adds an extra convenience to all your culinary needs. A Bedroom on the main floor with its own private 3-piece Ensuite and Walk in closet is perfect to welcome weekend guests. Additional upgrades include, but not limited to, pot lighting throughout the interior and exterior of



the house, stair lights, rough in done for central vacuum. Oversized Double Attached Garage for your own convenience with a mudroom and a 2-piece bath completes the main floor.

The upper level is dedicated to relaxation, with a luxurious master retreat complete with its own private balcony access, walk-in closet organizers and a spa-like 5 piece ensuite fitted with an upgraded tile steam shower, soaker tub and heated floors. The upper floor also features a separate laundry room and extra storage space. Additionally, 3 more generously good sized bedrooms all with their private ensuites are ideal for hosting extended family and friends.

Heading down to the lower level, unfinished basement over 1562 sqft space offers two separate entrances, with rough in for plumbing and exterior concrete finishing. A secondary suite would be subject to approval and permitting by the city/municipality.

Located in a family-friendly neighbourhood close to schools, parks, and shopping amenities and steps away from canal access, this home offers the perfect blend of comfort and convenience. Don't miss your opportunity to make 163 Canoe Crescent your forever home!

Built in 2024

Essential Information

MLS® #	A2117242
Price	\$1,299,900
Sold Price	\$1,255,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4

Half Baths	2
Square Footage	3,257
Acres	0.19
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	163 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Corner Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	May 3rd, 2024
Days on Market	39
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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