

\$925,000 - 146 Canoe Crescent Sw, Airdrie

MLS® #A2133407

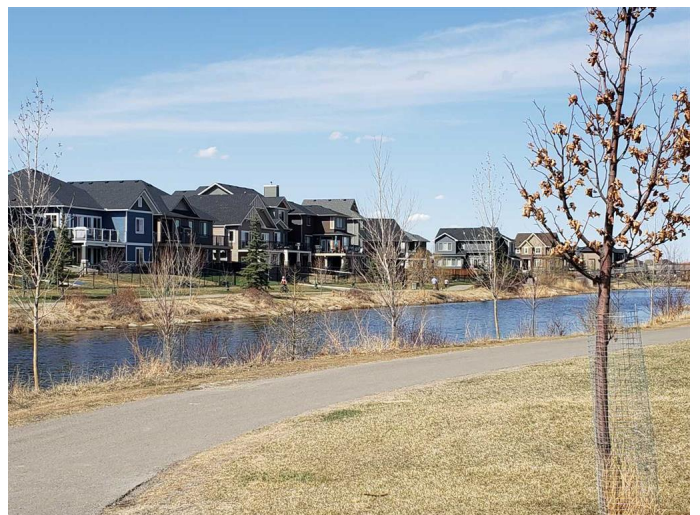
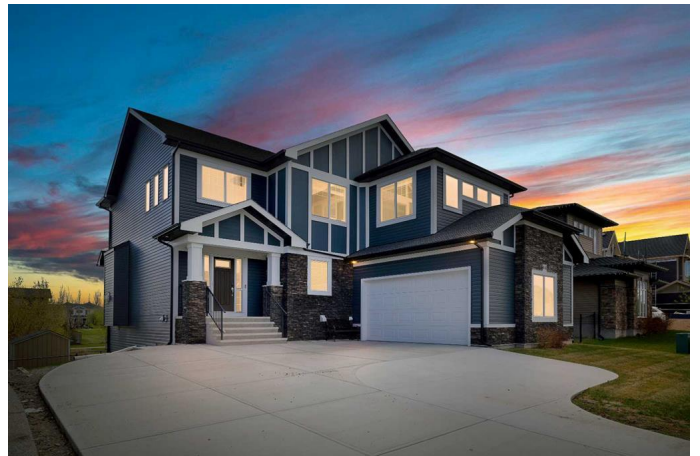
\$925,000

5 Bedroom, 4.00 Bathroom, 2,463 sqft

Residential on 0.15 Acres

Canals, Airdrie, Alberta

STUNNING Estate home located in the picturesque community of Canals in Airdrie. This magnificent property boasts a FULLY FINISHED WALKOUT basement that opens DIRECTLY ONTO THE CANAL, offering a perfect blend of luxury and nature. With a total developed space of 3,500 square feet, this spacious home features 4 bedrooms and a large bonus room, ensuring ample space for your family and guests. The open layout, complemented by oversized windows, fills the home with abundant natural light and offers breathtaking views of the canal and pathway. The interior offers numerous upgrades, including elegant hardwood floors and 2 cozy gas fireplaces. The dining room, with a patio door leading to the deck, provides a seamless transition to outdoor entertaining. The upgraded kitchen is a chef's dream, complete with a large island, granite counters, stainless steel appliances, and a huge separate pantry. The master suite is a true retreat, featuring a luxurious 5-piece ensuite with a separate tile shower, soaker tub, and a granite vanity with double sinks. Two additional bedrooms share a 4-piece bath, while the expansive bonus room upstairs (may be used as a fourth bedroom), offers versatile space for your needs. The fully finished walkout basement includes a separate entrance via a concreted side walkway, making it ideal for a suite, guests or for a growing family. It features a well-appointed kitchen, one bedroom, a full bathroom, and a large living area â€” perfect



for extended family or rental opportunities. Enjoy the comfort of Air Conditioning and the convenience of a Double OVERSIZED garage, along with a large concreted area with room for 4 vehicles. The beautifully landscaped front and back yards are perfect for outdoor activities, featuring a firepit area and a large 8x12 foot shed for extra storage. The fully fenced backyard ensures privacy and security for your family and pets. Donâ€™t miss the opportunity to make this extraordinary estate home yours and experience the perfect blend of luxury, comfort, and natural beauty. Take a look at the pictures and decide for yourself!

Built in 2015

Essential Information

MLS® #	A2133407
Price	\$925,000
Sold Price	\$895,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,463
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	146 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N9

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, RV Access/Parking

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Street Lighting, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	June 1st, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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