

# \$1,300,000 - 162 Canoe Crescent Sw, Airdrie

MLS® #A2225837

**\$1,300,000**

4 Bedroom, 4.00 Bathroom, 3,153 sqft

Residential on 0.18 Acres

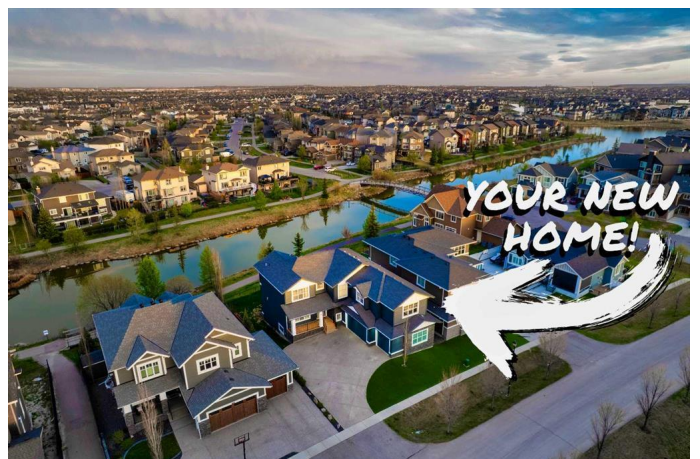
Canals, Airdrie, Alberta

Discover a home that truly defines luxury and space, perfectly positioned backing onto the water in The Canals. With over 4,200 sq. ft. of total living space, an oversized triple-car garage, and a fully finished walkout basement, this property offers a rare blend of elegance, functionality, and breathtaking views.

From the moment you step inside, youâ€™™ll be captivated by the open-to-below design, allowing natural light to flood the entire home. Freshly updated paint and refinished flooring bring a modern touch, while the spacious great room features a cozy fireplace and floor-to-ceiling windows showcasing stunning waterfront views.

The gourmet kitchen is designed for both everyday living and entertaining, with Quartz countertops, high-end appliances, ample cabinetry, a walk through pantry and a large central island. A formal dining space offers room for hosting, while a main-level office provides the perfect work-from-home setup.

Upstairs, the primary suite is a true sanctuary, featuring a luxurious ensuite with a double soaker tub, dual vanities, and a walk-in showerâ€™”perfect for unwinding at the end of the day. Two additional generously sized bedrooms and a spacious bonus room with views offer flexible living space for families.



The fully finished walkout basement is an entertainerâ€™s dream, complete with a custom bar area, dedicated theatre space, and a large rec roomâ€”ideal for game nights or movie marathons. A fourth bedroom and full bathroom make it perfect for guests or extended family.

Step outside to your massive backyard, where you can enjoy unobstructed water views and direct access to trails, skating and nature right from your doorstep. Whether you're hosting summer BBQs or soaking in the peaceful winter scenery, this yard offers year-round enjoyment.

Built in 2015

**Essential Information**

MLS® #	A2225837
Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,153
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	162 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 2N9

### Amenities

Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Bar, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Wine Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Walk-Out

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 29th, 2025  
Days on Market 9  
Zoning R1

### Listing Details

Listing Office Real Broker

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