

# \$1,150,000 - 122 Canoe Crescent Sw, Airdrie

MLS® #A2201228

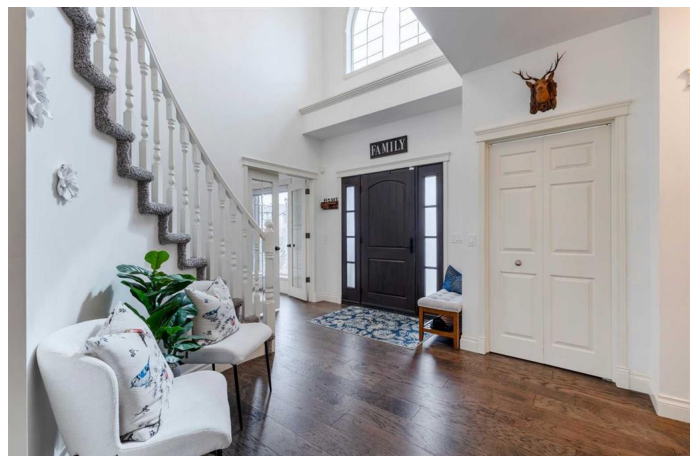
**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,318 sqft

Residential on 0.25 Acres

Canals, Airdrie, Alberta

Welcome to The Canals â€“ Airdrieâ€™s Hidden Gem! Situated on the largest lot currently available in Airdrie, this exceptional home sits in one of the city's most sought-after communities and is being offered fully furnishedâ€”just move in and enjoy! This beautifully updated 4-bedroom, 4-bathroom home has been extensively renovated, featuring upgrades such as new flooring, windows, furnace, appliances, remodeled bathrooms, central A/C, and a heated garage. Upon entry, you'll be greeted by a custom curved staircase and soaring cathedral ceilings, bathing the main floor in natural light. The heart of the homeâ€”the chefâ€™s kitchenâ€”boasts stainless steel appliances, granite countertops, an abundance of cabinetry, and a spacious island with breakfast bar. Adjacent to the kitchen, the dining area is framed by large bay windows that overlook the expansive backyard, seamlessly flowing into the cozy living room complete with a fireplace and custom built-insâ€”perfect for relaxing or entertaining. A dedicated office with French doors and custom cabinetry, a 2-piece powder room, and a laundry room with sink complete the main level. Upstairs, youâ€™ll find three spacious bedrooms and two full bathrooms, including the luxurious primary suite featuring a fireplace, walk-in closet with custom built-ins, and a 5-piece spa-like ensuite with soaker tub and walk-in shower. The fully renovated main bath includes a herringbone tile feature wall and dual vanities. The fully finished basement



adds even more living space, including a fourth bedroom, a large rec/games room with fireplace and French doors, a home gym (or potential fifth bedroom), a 4-piece bath, and an additional flex room for your hobbies or storage. Step outside into your private backyard oasis! Sitting on a ¼-acre lot, this meticulously landscaped space is complete with mature trees, underground sprinklers, a water feature, massive two-tier composite deck with BBQ gas line, a gazebo, fireplace, garden area, shed, and even RV parking. It's an entertainer's dream and a haven for kids and pets alike. Just steps from the scenic canal, you can enjoy year-round activities including paddle boarding, canoeing, fishing, skating, and hockey. Explore miles of paved walking trails and take advantage of being within walking distance to Ralph McCall School (K-4) and Our Lady Queen of Peace (K-9, French Immersion), along with nearby playgrounds, sports fields, shopping, dining, and healthcare services. Don't miss this rare opportunity to own an incredible, fully furnished home on the largest lot in Airdrie—your forever home awaits!

Built in 2000

### Essential Information

MLS® #	A2201228
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,318
Acres	0.25
Year Built	2000
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	122 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
-------------	------------------

Days on Market	18
Zoning	DC-3

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.