

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

MLS® #A2261237

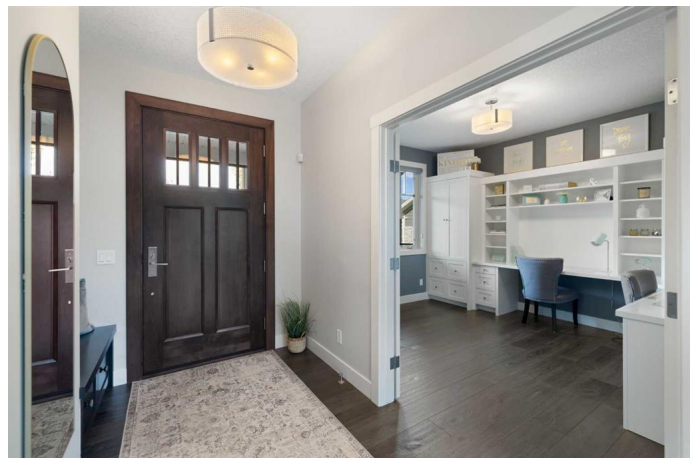
**\$1,385,000**

5 Bedroom, 4.00 Bathroom, 3,007 sqft

Residential 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.

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261237    |
| Price          | \$1,385,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,007       |
| Acres          | 0.16        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 158 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 | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator,                                                                        |

|                 |                          |
|-----------------|--------------------------|
|                 | Washer, Double Oven      |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Mantle, Stone       |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Other, Private Yard, Storage                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Composite Siding, Stone, Wood Frame, Shingle Siding                                                                 |
| Foundation        | Poured Concrete                                                                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 9                 |
| Zoning         | R1                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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