



GRASSROOTS
REALTY GROUP

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809 Canoe Green SW
Airdrie, Alberta

MLS # A2329146



\$839,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,766 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Sound		
Inclusions:	n/a		

Welcome to this elegantly designed luxury residence, offering nearly 4,000 sq ft of sophisticated living space, thoughtfully crafted to balance comfort and functionality. From the moment you enter, you're greeted by a bright, airy interior featuring 9' ceilings, rich hardwood flooring, and an abundance of natural light, creating a warm and refined atmosphere. The main level showcases a striking open-concept layout. The chef-inspired kitchen is a true showpiece, featuring a stunning oversized island, extensive cabinetry, and a walk-through pantry connecting seamlessly to a spacious mudroom. The inviting living room is anchored by a gas fireplace, while a private main-floor office offers a quiet and versatile workspace. Upstairs, the primary suite is a luxurious retreat, complete with a spa-inspired ensuite and expansive walk-in closet. Completing the upstairs is a spacious bonus room with fireplace and two additional generous sized bedrooms—both with walk-in closets—provide exceptional comfort. The fully developed basement extends the home's living space with a wet bar, expansive recreation area, pool table, third fireplace, fourth bedroom, full bathroom, and ample storage—perfect for entertaining and family living. Step outside to a beautifully landscaped backyard with a deck, patio, gazebo, and hot tub, creating a serene, resort-inspired setting—perfect for entertaining or unwinding in style and comfort. Ideally located on a quiet street in one of Airdrie's most sought-after communities The Canals, with creekside pathways, parks, schools, shopping, restaurants and transit all close by, this is a rare opportunity you won't want to miss.