



GRASSROOTS
REALTY GROUP

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146 Canoe Crescent SW
Airdrie, Alberta

MLS # A2336273



\$1,099,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,443 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to this exceptional walkout home with over 60 feet frontage with over 6400 sqft LOT in the sought-after Canals community of Airdrie, ideally positioned with beautiful views and direct backing onto the canal. Offering an impressive combination of space, functionality and investment potential, this home is perfect for families looking for room to grow. The main level features a spacious foyer, expansive living room, dedicated dining area, well-appointed kitchen with pantry, convenient 2-piece bathroom and laundry. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and luxurious 5-piece ensuite, along with a full 4-piece bathroom. The fully developed walkout basement comes with an Illegal suite adds incredible versatility and includes a large living area, kitchen, bedroom, 4-piece bathroom, storage and utility space. Step outside to enjoy the rare advantage of a walkout lot backing directly onto the canal, providing a peaceful setting and excellent outdoor enjoyment. The oversized double attached garage offers ample room for vehicles and storage. With approximately 2,254 sq. ft. of above-grade interior space, plus a fully developed basement, this is a fantastic opportunity to own a spacious canal-side home in one of Airdrie's desirable communities. Homes backing onto the canal are rarely available—book your private showing today!