\$899,900 - 809 Canoe Green Sw, Airdrie

MLS® #A2247591

\$899,900

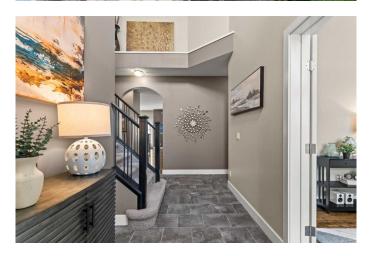
4 Bedroom, 4.00 Bathroom, 2,795 sqft Residential on 0.10 Acres

Canals, Airdrie, Alberta

Welcome to this exceptional executive home offering nearly 4,000 sq. ft. of beautifully designed living space across three levels, perfectly located in a highly desirable community with creekside pathways, parks, schools, shopping, restaurants, and transit all close by. The main floor boasts an impressive open-concept layout with 9' ceilings, site-finished hardwood, and custom shutters throughout. The chef's kitchen is a true showstopper, featuring a gas stove, massive island with seating, abundant cabinetry, and a large walk-through pantry that connects to an oversized mudroom. The generous dining area flows seamlessly into the expansive living room with a cozy gas fireplace. A private main-floor office provides the perfect work-from-home space. Upstairs, the luxurious primary suite is a retreat of its own, offering room for a sitting area, a spa-inspired ensuite, and a walk-in closet the size of a bedroom. Two additional oversized bedroomsâ€"each with their own walk-in closetsâ€"plus a spacious bonus room with another fireplace and beautiful open railings overlooking the main floor complete the upper level. The fully finished basement is built for entertaining, featuring a custom wet bar with dishwasher and extra storage, a spacious rec room with a third fireplace, and plenty of space for gatherings. A pool table is already in place, making it the ultimate hangout spot for game nights and fun with friends. A fourth bedroom and full bathroom, all completed by the builder,







round out this level with professional quality. Step outside to your private backyard oasis with mature trees, a deck, patio, gazebo, and hot tubâ€"an ideal extension of your entertaining space. Additional highlights include central air conditioning, high-efficiency furnace and hot water tanks, and a heated garage. Set on a quiet street yet close to everything, this immaculate home truly has it allâ€"space, style, and an entertainer's lifestyle.

Built in 2008

Essential Information

MLS® # A2247591 Price \$899,900

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,795 Acres 0.10 Year Built 2008

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 809 Canoe Green Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3K6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers,

Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl

Windows, Walk-In Closet(s), Wet Bar, Bar, Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Family Room, Gas, Living Room, Mantle, Basement, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting,

Few Trees, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025

Days on Market 56 Zoning R1

Listing Details

Listing Office RE/MAX House of Real Estate

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