

# \$939,000 - 52 Canoe Road Sw, Airdrie

MLS® #A2262123

**\$939,000**

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.19 Acres

Canals, Airdrie, Alberta

A rare gem in Airdrie's sought-after Canals Community, this stunning former showhome sits on a corner lot with a fully finished walkout basement backing directly onto the canals.

Offering 4 bedrooms, 3.5 bathrooms, and breathtaking waterfront views, this home combines luxury and comfort with thoughtful design and modern upgrades, including a new furnace (2025), new water heater (2025), washer and dryer (2024), central A/C, Fridge (2022), gas stove, and a custom wood-carved hood fan. RV parking and an oversized driveway add extra convenience.

Inside, you're welcomed by soaring ceilings, a formal dining room, and a main-floor office. The bright living room/Library is filled with natural light from the southeast, seamlessly connected to the Farmhouse Inspire kitchen with a breakfast nook and access to the balcony—perfect for enjoying the canal views.

Upstairs features a luxurious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bath connected by a catwalk overlooking the main floor. The fully finished walkout basement offers a large rec room, wet bar, 4th bedroom, and full bath, opening to the patio and scenic pathways. Additional highlights: built-in speakers, stucco exterior, glass-panel balcony, rear patio, and storage shed. Conveniently located minutes from schools, shopping, parks, and the boat launch, this home offers exceptional style, comfort, and location—perfect for families



and entertainers alike.

Built in 1999

### Essential Information

MLS® #	A2262123
Price	\$939,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.19
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	52 Canoe Road Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L5

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Front Drive, Parking Pad, Paved, RV Access/Parking, Enclosed
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard, Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Garden, Landscaped, Level, No Neighbours Behind, Views, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2025
Days on Market	20
Zoning	DC-3

## Listing Details

Listing Office	Top Producer Realty and Property Management
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