

# \$999,000 - 202 Canoe Square Sw, Airdrie

MLS® #A2200140

**\$999,000**

6 Bedroom, 4.00 Bathroom, 2,674 sqft

Residential on 0.17 Acres

Canals, Airdrie, Alberta

**\$200,000 Reduced on April 1st, 2025 !!**

Welcome to this exceptional family home, nestled in the heart of the highly sought-after Canals community. With over 7,300 square feet of land, this beautifully designed 3-level, 2-storey home offers an expansive living space that caters to the needs of a growing family.

## Key Features:

6 Spacious Bedrooms & 4 Full Baths – Ideal for large families or guests, each room is designed to offer both comfort and privacy. Open, Bright & Airy – Expansive windows and skylights flood the home with natural light, creating a welcoming atmosphere throughout. Elegant New Flooring – Enjoy sleek new hardwood, porcelain, and wooden floors throughout the kitchen, pantry, bedrooms, family room, and more.

Grand Entrance – Step into a grand foyer with soaring 18-foot ceilings, making a bold statement as soon as you enter the home.

Gourmet Kitchen – The spacious kitchen is a chef's dream, featuring brand-new stainless steel appliances installed in 2024, beautiful granite countertops, and a large central island that overlooks the cozy family room, complete with a gas fireplace.

Master Suite Retreat – A large master bedroom with a walk-in closet, a luxurious jacuzzi tub, and dual sinks – a perfect space to unwind and relax after a long day.



Finished Basement – Recently developed, the basement offers a bright and spacious living area, along with a full 4-piece bath. The basement is perfect for entertaining or can be easily converted into a separate living space with its own entrance.

New Appliances & Fixtures – Newly installed in 2024, enjoy the convenience and energy efficiency of a brand-new hot water tank, laundry sink, and other modern fixtures.

Outdoor Oasis – Step outside to a 15x14 deck perfect for entertaining, complete with raised garden beds, hedges, perennials, and Swedish Aspen trees. The massive backyard offers ample space for both relaxation and play.

Oversized Garage & Parking – A curved driveway leads to a 28x26 double oversized attached garage, offering plenty of room for vehicles and storage. The driveway accommodates up to 4 cars, plus RV trailer parking.

Prime Location – Situated within walking distance to top-rated schools, bike paths, the canal, grocery stores, convenience shops, gas stations, and medical offices. This exceptional property offers both privacy and convenience in a wonderful neighborhood.

This home has it all—space, luxury, functionality, and a fantastic location. Don’t miss out on this rare opportunity. Schedule your private viewing today!

Built in 2003

Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2200140  |
| Price      | \$999,000 |
| Bedrooms   | 6         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |             |
|----------------|-------------|
| Square Footage | 2,674       |
| Acres          | 0.17        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 Canoe Square Sw |
| Subdivision | Canals              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B2N6              |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 6                                                           |
| Parking        | Double Garage Attached, Off Street, Boat, RV Access/Parking |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Walk-In Closet(s), Chandelier, Smart Home, Skylight(s), Sump Pump(s) |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Oven, Microwave, Washer/Dryer                                                                                                                                                           |
| Heating           | Fireplace(s), Natural Gas                                                                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                                                                                                            |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground                                                           |
| Lot Description   | Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot, Paved |

|              |                                                 |
|--------------|-------------------------------------------------|
| Roof         | Asphalt Shingle                                 |
| Construction | Concrete, See Remarks, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 57              |
| Zoning         | DC-4            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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