

\$1,130,000 - 913 Canoe Green Sw, Airdrie

MLS® #A2243313

\$1,130,000

6 Bedroom, 4.00 Bathroom, 2,969 sqft

Residential on 0.13 Acres

Canals, Airdrie, Alberta

Discover luxury, space, and serenity in this beautifully maintained fully finished walk-out home backing onto the peaceful canals in one of Airdrie's most desirable locations.

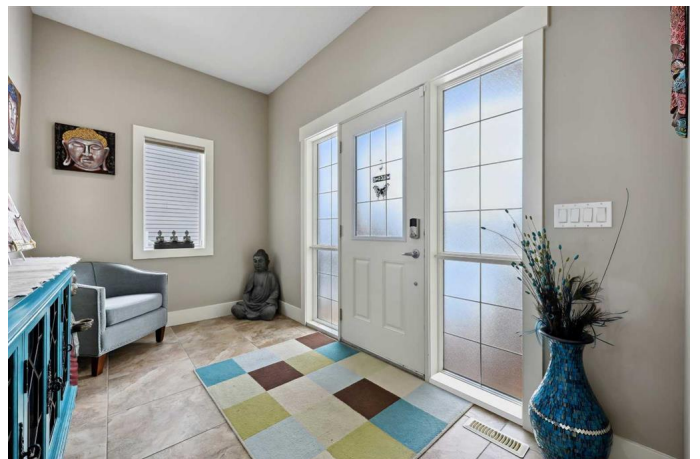
Offering nearly 4,100sqft of total living space and a triple car garage, this home blends elegance with functionality and unbeatable views.

The charming front porch welcomes you into a spacious foyer with generous coat storage. The open-concept main level is loaded with upgrades, including 9'™ knockdown ceilings and brand-new Engineered Hardwood flooring. The massive living room features a cozy gas fireplace, custom built-in feature wall, oversized windows, and top-down/bottom-up blinds.

The chef's kitchen is built for entertaining with a huge centre island, high-end stainless appliances, GAS stove, DOUBLE oven, chimney hood fan, and full-height soft-close cabinetry. A dedicated bar area with granite counters, wine rack, glass cabinetry, and a bar sink makes hosting easy. The walk-in pantry with private tech space connects to a massive mudroom off the garage.

Enjoy daily meals in the spacious dining area overlooking the water, or step out to the large Duradek balcony with a gas line to BBQ under the stars. A main floor home office with a closet (meets egress optional 7th bedroom), built-in speakers, and a stylish half bath complete the level.

Upstairs, a sunken bonus room with 7.1



surround sound, four spacious bedrooms, and upper laundry await. The primary suite is truly a retreat, featuring a private sitting area, 5pc ensuite with soaker tub, tiled shower, dual sinks, and a huge walk-in closet—plus your very own private canal-view balcony. The walk-out basement is the ultimate hangout zone with a custom suspended wood ceiling, expansive rec room, family room, gym/flex space, two large bedrooms, 4pc bath, and tons of storage. Walk straight out to a covered patio and onto the pathways along the canals. Bonus features include central A/C, gas rough-in for a garage heater, oversized parking pad, and a location close to schools, parks, shopping, and amenities. This home offers an extraordinary lifestyle with space for the whole family—and views you™ll never want to leave.

Built in 2012

Essential Information

MLS® #	A2243313
Price	\$1,130,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,969
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	913 Canoe Green Sw
Subdivision	Canals

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3K4

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Insulated, Oversized, Triple Garage Attached, Garage Faces Front
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Range Hood, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	R1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.