\$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

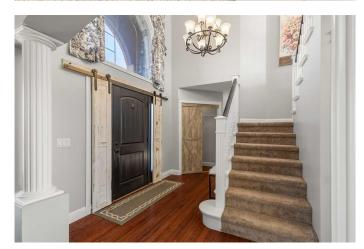
"OPEN House Sat, Oct 25 11:00AM- 11:00 PM A rare gem in Airdrie's sought-after Canals Community, this stunning former showhome sits on a corner lot with a fully finished walkout basement backing directly onto the canals. Offering 4 bedrooms, 3.5 bathrooms, and breathtaking waterfront views, this home 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 balconyâ€"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 locationâ€"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, Enclosed, Front Drive, Parking Pad, RV

Access/Parking, Paved

of Garages 2

Is Waterfront Yes

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, High

Ceilings, No Smoking Home, Open Floorplan, Separate Entrance,

Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Crown Molding,

Wood Counters

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove,

Garage Control(s), Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle, Brick Facing

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Garden, Other, Private Entrance, Private Yard, Courtyard

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac,

Garden, Landscaped, Level, No Neighbours Behind, Views,

Creek/River/Stream/Pond, Waterfront

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 10

Zoning DC-3

Listing Details

Listing Office Top Producer Realty and Property Management

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