

\$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 â€“ 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 â€“ 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 â€“ 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 â€“ 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 â€“ 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 allâ€”space, luxury, functionality, and a fantastic location. Donâ€™t miss out on this rare opportunity. Schedule your private viewing today!

Built in 2003

Essential Information

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|------------|-----------|
| 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

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| Date Listed | March 6th, 2025 |
| Days on Market | 35 |
| Zoning | DC-4 |

Listing Details

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

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