

127 Canoe Place SW
Airdrie, Alberta**MLS # A2259815****\$850,000**

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Stunningly renovated with high-end finishes throughout, this gorgeous home sits on an extra-wide pie-shaped lot at the end of a quiet cul-de-sac, just steps from Airdrie's scenic canals. An expansive front porch sets the tone, creating a welcoming spot for morning coffee or evening relaxation watching the sunset. Inside, soaring ceilings in the living room draw the eye upward, anchored by a striking stone-surround fireplace that invites you to unwind. Extra windows flood the open floor plan with natural light, highlighting the updated flooring, designer details and neutral colour palette. The heart of the home is the outstanding chef's kitchen, thoughtfully appointed with upgraded stainless steel appliances, full-height cabinetry, stone countertops, modern finishes and a large walk-in pantry. A central island with casual seating and an adjacent breakfast nook with patio doors make everyday living seamless, while a separate dining space with built-in serving bar is ideal for entertaining. Upstairs, a lofted flex area provides the perfect home office or study space. The elegant primary retreat includes a massive custom walk-in closet and a spa-like ensuite with dual sinks, refined finishes and an oversized multi-head shower. Two additional bedrooms and a full bath complete this level. The finished basement extends your living space with a huge recreation room, including areas for media, games and a built-in bar for convenient refreshment and snack refills. Outdoors, the backyard is designed for both play and leisure, featuring a large deck with privacy screen, a built-in firepit for endless summer nights roasting marshmallows and a wide grassy area for kids and pets to play. Parking is plentiful with a double attached insulated side-profile garage, plus an extended driveway with space for an RV or boat. The location is exceptional, offering effortless access to Airdrie's

canals with 6 km of pathways for year-round recreation including kayaking, skating and wildlife watching. Nearby Chinook Winds Park provides playgrounds, spray park, skate park, sports courts and seasonal concessions, while golf, schools, shopping and every city amenity are close at hand. This home perfectly blends upscale design with family-friendly function in a sought-after neighbourhood surrounded by natural beauty!