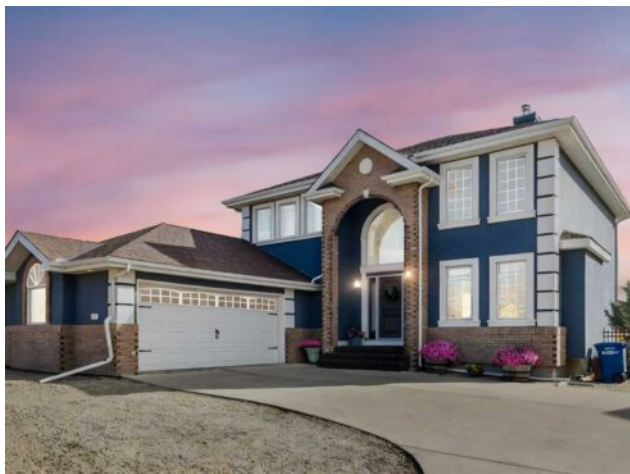


52 Canoe Road SW
Airdrie, Alberta

MLS # A2262123



\$939,000



Division:	Canals			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,137 sq.ft.	Age:	1999 (26 yrs old)	
Beds:	4	Baths:	3 full / 1 half	
Garage:	Double Garage Attached, Enclosed, Front Drive, Parking Pad, Paved, RV Accomodation			
Lot Size:	0.19 Acre			
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond			
Heating:	Forced Air, Natural Gas		Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer:	-
Roof:	Asphalt Shingle		Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade		LLD:	-
Exterior:	Brick, Stucco, Wood Frame		Zoning:	DC-3
Foundation:	Poured Concrete		Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters			
Inclusions:	Storage Shed, Canoe planter			

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 balcony—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 location—perfect for families and entertainers alike.