

**809 Canoe Green SW**  
**Airdrie, Alberta**

**MLS # A2265373**



**\$899,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canals                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 2,795 sq.ft.                                                           | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated                       |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap |               |                   |

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|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                                                    | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                                                |                   |    |

Welcome to this exceptional executive home offering nearly 4,000 sq. ft. of beautifully designed living space across three levels, perfectly located in a highly desirable community with creekside pathways, parks, schools, shopping, restaurants, and transit all close by. The main floor boasts an impressive open-concept layout with 9' ceilings, site-finished hardwood, and custom shutters throughout. The chef's kitchen is a true showstopper, featuring a gas stove, massive island with seating, abundant cabinetry, and a large walk-through pantry that connects to an oversized mudroom. The generous dining area flows seamlessly into the expansive living room with a cozy gas fireplace. A private main-floor office provides the perfect work-from-home space. Upstairs, the luxurious primary suite is a retreat of its own, offering room for a sitting area, a spa-inspired ensuite, and a walk-in closet the size of a bedroom. Two additional oversized bedrooms—each with their own walk-in closets—plus a spacious bonus room with another fireplace and beautiful open railings overlooking the main floor complete the upper level. The fully finished basement is built for entertaining, featuring a custom wet bar with dishwasher and extra storage, a spacious rec room with a third fireplace, and plenty of space for gatherings. A pool table is already in place, making it the ultimate hangout spot for game nights and fun with friends. A fourth bedroom and full bathroom, all completed by the builder, round out this level with professional quality. Step outside to your private backyard oasis with mature trees, a deck, patio, gazebo, and hot tub—an ideal extension of your entertaining space. Additional highlights include central air conditioning, high-efficiency furnace and hot water tanks, and a heated garage. Set on a quiet street yet close to everything, this

immaculate home truly has it all—space, style, and an entertainer’s lifestyle.