



THE
A-TEAM

**RE/MAX
FIRST**

142 CANOE Crescent, Airdrie T4B2N9

MLS® #: **A2140102**

Area: **Canals**

Listing Date: **06/10/24**

List Price: **\$1,420,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **3,482**
Low Sqft:
Ttl Sqft: **3,482**

Lot Information

Lot Sz Ar: **7,383 sqft**
Lot Shape:

DOM

110
Layout
Beds: **5 (5)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Front Yard,No Neighbours Behind,Street Lighting,Other,Pie Shaped Lot,Sloped Down,Views,Waterfront Aggregate,Covered,Double Garage Attached,Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting,Other,Private Entrance,Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,Dryer,Electric Cooktop,Freezer,Garage Control(s),Garburator,Gas Stove,Washer,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`10" x 11`0"
Kitchen	Main	15`10" x 14`3"
4pc Ensuite bath	Main	8`6" x 4`10"
2pc Bathroom	Main	5`7" x 4`9"
Mud Room	Main	9`5" x 6`5"

Room	Level	Dimensions
Family Room	Main	14`5" x 13`10"
Spice Kitchen	Main	13`10" x 7`10"
Walk-In Closet	Main	5`9" x 4`9"
Office	Main	10`5" x 10`0"
Bedroom - Primary	Second	16`0" x 14`5"

5pc Ensuite bath	Second	12`11" x 7`0"	Walk-In Closet	Second	12`10" x 5`2"
Bedroom	Second	10`7" x 8`10"	3pc Ensuite bath	Second	5`4" x 5`0"
Bedroom	Second	13`9" x 12`2"	3pc Ensuite bath	Second	7`10" x 4`11"
Bedroom	Second	13`1" x 12`11"	3pc Ensuite bath	Second	12`1" x 6`8"
Laundry	Second	6`7" x 8`4"	Bonus Room	Second	12`0" x 11`2"
Bedroom	Main	13`2" x 10`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1310331**

Zoning: **R1**

Remarks

Pub Rmks: **142 Canoe Crescent SW Airdrie, This Beautiful 2024 Custom Built home Which features 5 Spacious Bedrooms and 6 Stunning Washrooms. Take a Step Outside and Enjoy Wonderful Canal views from the Living room or from one of the 2 balconies. Situated In the Canals neighbourhood of Airdrie this house has one of the most Prime Locations only a 2 Minute Drive to an Elementary school and less then 10 minutes to Walmart/Superstore. Don't Miss The opportunity to own this absolute Gem in Airdrie! Contact me today for a Private Showing. Dilbaag Dhillon 604-729-4073 Town Residential**

Inclusions: **none**
 Property Listed By: **Town Residential**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













