



THE
A-TEAM

**RE/MAX
FIRST**

149 CANOE Crescent, Airdrie T4B 2N9

MLS® #: **A2166967**

Area: **Canals**

Listing Date: **09/18/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **3,620**

Low Sqft:

Ttl Sqft: **3,620**

Lot Information

Lot Sz Ar: **8,756 sqft**

Lot Shape:

DOM

1

Layout

Beds: **5 (5)**

Baths: **5.0 (4 2)**

Style: **3 Storey**

Parking

Ttl Park: **8**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Cleared,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Level,Street Lighting,Other,Paved,Private,See Remarks,Views Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Lighting,Other,Playground,Private Yard**

Construction:

Concrete,Stone,Vinyl Siding,Wood Frame,Wood Siding

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Dryer,Electric Oven,Electric Stove,Freezer,Garage Control(s),Garburator,Instant Hot Water,Microwave,Other,Oven-Built-In,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer

Int Feat:

Bathroom Rough-in,Built-in Features,Chandelier,Closet Organizers,French Door,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Suspended Ceiling,Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room
2pc Bathroom
Dining Room
Foyer
Kitchen

Level
Main
Main
Main
Main

Dimensions
5`3" x 5`0"
9`11" x 14`8"
10`3" x 9`2"
14`6" x 6`6"

Room
4pc Ensuite bath
Family Room
Kitchen
Living Room

Level
Main
Main
Main
Main

Dimensions
8`8" x 5`0"
10`11" x 14`6"
15`9" x 14`7"
11`11" x 12`3"

Mud Room
Bedroom - Primary
3pc Bathroom
5pc Ensuite bath
Bedroom
Bonus Room
Laundry
Walk-In Closet

Main
Main
Upper
Upper
Upper
Upper
Upper
Upper
Upper

6`9" x 10`3"
11`0" x 14`3"
8`0" x 4`11"
12`7" x 9`6"
13`3" x 10`11"
7`4" x 5`6"
7`0" x 6`8"
12`7" x 6`0"

Office
2pc Ensuite bath
3pc Ensuite bath
Bedroom
Bedroom
Family Room
Bedroom - Primary

Main
Upper
Upper
Upper
Upper
Upper
Upper

9`11" x 11`4"
5`6" x 5`2"
14`3" x 6`8"
12`1" x 13`4"
12`8" x 14`3"
12`4" x 12`7"
16`8" x 14`8"

Legal/Tax/Financial

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

Zoning: **R1**

Remarks

Pub Rmks: **Introducing 149 Canoe Crescent SW, Airdrie, AB—a stunning, brand-new, never-lived-in home offering luxurious living in one of the city's most desirable neighborhoods. Listed at an unbeatable \$1,299,000, this exceptional property boasts 5 spacious bedrooms and 6 beautifully designed bathrooms, perfect for growing families or those who love to entertain. Built by the trusted and renowned Wave Homes, every detail of this home reflects superior craftsmanship and modern elegance. The home's open-concept floor plan is bathed in natural light, featuring a gourmet kitchen with premium appliances, expansive living spaces, and high-end finishes throughout. The thoughtfully designed layout is ideal for both family gatherings and quiet evenings at home. In addition to the spacious living areas, the unfinished basement comes with permits for two 2-bedroom suites, offering outstanding potential for rental income or multi-generational living arrangements. This adds incredible value and flexibility to the property. One of the standout features of this home is its breathtaking canal views, providing a serene and picturesque backdrop that enhances the overall ambiance. The location is equally impressive, nestled in a family-friendly community with excellent amenities. It's close to both an elementary school and high school, making it a perfect choice for families with children. Wave Homes, a trusted name in homebuilding, has ensured that 149 Canoe Crescent SW meets the highest standards of quality and design, offering both peace of mind and long-term value. This is a rare opportunity to own a brand-new luxury home in one of Airdrie's most sought-after areas—don't miss out!**

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

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











