



THE
A-TEAM

**RE/MAX
FIRST**

149 CANOE Crescent, Airdrie T4B 2N9

MLS®#: **A2177865**

Area: **Canals**

Listing Date: **11/11/24**

List Price: **\$1,289,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**

Sub Type: **Detached**

City/Town: **Airdrie**

Year Built: **2024**

Lot Information

Lot Sz Ar: **8,761 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **3,610**

Low Sqft:

Ttl Sqft: **3,610**

DOM

40

Layout

Beds: **5 (5)**

Baths: **5.0 (4 2)**

Style: **2 Storey**

Parking

Ttl Park: **7**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cleared,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Level,Street Lighting,Other,Private,Views**

Park Feat: **Driveway,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Playground,Rain Gutters**

Construction:

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

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,Dryer,Electric Cooktop,ENERGY STAR Qualified Refrigerator,Freezer,Garage Control(s),Garburator,Gas Oven,Gas Range,Microwave,Range Hood,Washer/Dryer**

Int Feat: **Bidet,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking**

Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	14`1" x 10`11"	Dining Room	Main	14`6" x 9`8"
Family Room	Main	12`1" x 11`11"	Foyer	Main	9`2" x 10`1"
Kitchen	Main	14`5" x 15`0"	Living Room	Main	14`4" x 11`9"
Mud Room	Main	10`2" x 6`8"	Office	Main	11`2" x 9`11"
Spice Kitchen	Main	6`6" x 14`5"	4pc Ensuite bath	Main	5`0" x 8`8"
2pc Bathroom	Main	4`10" x 5`1"	Bedroom - Primary	Upper	14`6" x 16`4"
Bedroom	Upper	10`10" x 13`2"	Bedroom	Upper	14`1" x 12`6"
Bedroom	Upper	13`3" x 12`0"	3pc Bathroom	Upper	5`0" x 7`10"
3pc Bathroom	Upper	6`7" x 14`1"	5pc Ensuite bath	Upper	9`5" x 12`6"
2pc Bathroom	Upper	5`2" x 5`7"	Laundry	Upper	6`7" x 7`0"
Bonus Room	Upper	12`2" x 12`4"	Walk-In Closet	Upper	5`11" x 12`6"
Furnace/Utility Room	Basement	10`7" x 13`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **1310331**

Remarks

Pub Rmks: **** Brand New Luxury Estate Home ** Top Of The Line Finishes | Expansive Living Space | Main Level Bed & 4pc Ensuite Bath | Home Office | Chef's Kitchen Full Height Cabinets | Undermount LED Lighting | Waterfall Kitchen Island | Integrated Appliances | Spice Kitchen | 2 Electric Fireplaces | Coloured Accent Walls | Exquisite Chandeliers | Custom Walk-in Closets | Spacious Bedrooms all with Ensuite Bathrooms | Upper Level Laundry Room with Sink & Storage | Upper Level Bonus Room | Open to Below Ceilings | Wired for Sound | Central Air | Private Balcony | Deck | Separate Entry to Basement | Triple Attached Garage | Extended Driveway. Welcome to your magnificent brand new, never lived in 5 bed home located a minute's walk to the Airdrie Canal. This beautiful home boasts 3,610 SqFt throughout the main and upper levels of meticulously designed living space. The front doors open to a grand foyer with an open ceiling emphasizing the size of this home at first glance. To the right is a main level office, closet storage, mud room, 2pc bath & a primary bedroom with a walk-in closet and 4pc ensuite. To the left of the foyer is a front family room with a soft green accent wall, large windows & electric fireplace. The open floor plan kitchen, dining and living rooms make this home an entertainer's palace. The chef's kitchen is outfitted with integrated kitchen appliances including the subzero fridge and range hood. The kitchen is well crafted with full height cabinets, undermount LED lighting, quartz countertops & a stunning waterfall island with barstool seating. The spice kitchen is a treat! Equipped with a gas stove, range hood, 2nd dishwasher & refrigerator and incredible cabinet storage. The dining room is paired with sliding glass doors that lead to the rear deck with a BBQ gas line and ample space for outdoor dining. The living room has tray ceilings, an electric fireplace and a gorgeous blue accent wall adding a pop of colour. Upstairs holds 4 bedrooms all with ensuite bathrooms & custom closets! The primary bedroom's french doors open to a personal oasis with a deep walk-in closet, 5pc ensuite and private balcony! The ensuite has a deep soaking tub, walk-in steam shower, dual vanity with quartz countertops & a private washing closet. The private balcony is the perfect space for an early riser morning coffee. Bedrooms 3, 4 & 5 are all spacious and great for any age! The bonus room at the top of the stairs is a great space to unwind in the evenings with your family. The laundry room located upstairs is every home owner's dream and is outfitted with a sink and plenty of cabinet storage. Downstairs is an unfinished dual basement with 1,633 SqFt ready to be customized to your liking! The front triple attached garage and extended driveway allow for ample parking. Ralph McCall & Our Lady Queen of Peace Schools, parks, playgrounds, walking paths & shopping amenities are minutes from your door. Hurry and book a showing at your beautiful brand new home today!**

Inclusions: **None**
 Property Listed By: **RE/MAX Crown**

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









