



THE
A-TEAM

**RE/MAX
FIRST**

142 CANOE Crescent, Airdrie T4B2N9

MLS® #: **A2185737**

Area: **Canals**

Listing Date: **01/06/25**

List Price: **\$1,349,000**

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: **3,515**
Low Sqft:
Ttl Sqft: **3,515**

DOM

4
Layout
Beds: **8 (5 3)**
Baths: **7.0 (6 2)**
Style: **2 Storey**

Lot Information

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

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat:

Few Trees,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Other,Rectangular Lot,Sloped Down,Views

Park Feat:

Double Garage Attached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Other**

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

Kitchen Appl: **Built-In Oven,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Freezer,Garage Control(s),Garburator,Microwave,Other,Oven-Built-In,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Chandelier,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 4`11"	4pc Ensuite bath	Main	8`8" x 5`1"
Bedroom	Main	11`0" x 13`3"	Family Room	Main	12`0" x 11`1"
Foyer	Main	10`4" x 8`11"	Kitchen	Main	16`5" x 14`5"
Living Room	Main	20`3" x 14`5"	Mud Room	Main	6`5" x 9`6"
Office	Main	10`1" x 10`6"	Spice Kitchen	Main	14`0" x 8`0"
Storage	Main	5`1" x 4`11"	Walk-In Closet	Main	5`9" x 4`11"

2pc Ensuite bath	Second	5`6" x 5`0"
5pc Ensuite bath	Second	12`6" x 6`8"
Bedroom	Second	12`3" x 13`9"
Bedroom	Second	13`1" x 13`1"
Laundry	Second	8`5" x 6`8"
Walk-In Closet	Second	4`11" x 5`1"
Walk-In Closet	Second	12`11" x 5`2"
3pc Bathroom	Basement	8`0" x 5`2"
Bedroom	Basement	13`5" x 10`9"
Den	Basement	11`2" x 12`3"
Kitchen	Basement	10`11" x 14`6"
Laundry	Basement	2`7" x 5`7"
Storage	Basement	10`10" x 12`6"
Other	Basement	9`2" x 10`10"

4pc Ensuite bath	Second	7`10" x 5`1"
5pc Ensuite bath	Second	12`11" x 9`1"
Bedroom	Second	13`3" x 10`1"
Bonus Room	Second	12`0" x 11`4"
Bedroom - Primary	Second	16`1" x 14`6"
Walk-In Closet	Second	4`10" x 5`1"
3pc Bathroom	Basement	7`4" x 5`4"
Bedroom	Basement	9`10" x 11`0"
Bedroom	Basement	9`10" x 14`6"
Dining Room	Basement	13`10" x 7`0"
Kitchen	Basement	13`10" x 8`3"
Laundry	Basement	3`9" x 2`10"
Storage	Basement	9`2" x 8`1"

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!**

Inclusions: **NA**
Property Listed By: **Town Residential**

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











