

# \$850,000 - 702 Canoe Avenue Sw, Airdrie

MLS® #A2219777

**\$850,000**

5 Bedroom, 5.00 Bathroom, 2,881 sqft

Residential on 0.15 Acres

Canals, Airdrie, Alberta

Tucked onto a beautiful corner lot across from Airdrie's scenic canal system, this exceptional family home blends spacious design with thoughtful functionality. From the moment you arrive, you'll feel the unique energy of a home built for both peaceful retreats and joyful gatherings. Step inside to discover a bright and airy layout with large windows that bathe every room in natural light. The main floor offers a flexible front space, ideal as a home office or private dining, and a dedicated laundry room complete with sink and cabinetry. The open-concept living space features rich engineered hardwood floors, a cozy gas fireplace, and built-in cabinetry with a workstation perfect for homework or creative projects. The heart of the home is the gourmet kitchen, thoughtfully appointed with stone counters, stainless steel appliances, an oversized island, pantry, and a dining area that easily accommodates easy gatherings. Patio doors open to a tranquil, beautifully landscaped backyard, an ideal setting for summer BBQs, family games, or quiet moments under the stars. Upstairs, a sun-filled bonus room with fireplace offers a cozy flex space - perfect as a media lounge or playroom. The upper level features FOUR generously sized bedrooms, thoughtfully separated into two wings. You'll love the private primary suite with a spa-inspired 5-piece ensuite, including dual vanities, a soaker tub, walk-in shower, and a dreamy walk-in closet entirely re-done by California



Closets. The second bedroom enjoys its own full bath, while bedrooms three and four share a well-designed Jack and Jill bathroom, each with its own walk-in closet. Downstairs, the fully developed basement offers a peaceful yoga or fitness space, a large family room for movie nights or game days, and a fifth bedroom with its own full bath, perfect for guests or a teen retreat. Outside, the lifestyle continues with a triple garage (one full double garage plus a separate single garage) offering plenty of room for vehicles, bikes, and all your toys. And yes, this home has A/C for those warm Alberta days! Parents will love the walkability to three great schools - Our Lady Queen of Peace, Ralph McCall, and C.W. Perry, all within a 10â€“15 minute walk. Mornings just got a little easier. This is more than a home, itâ€™s a space where your story unfolds. Steps from parks, pathways, and Airdrieâ€™s canal system, this is a place where convenience meets community, and where every detail invites you to stay just a little longer.

Built in 2008

### Essential Information

MLS® #	A2219777
Price	\$850,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,881
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	702 Canoe Avenue Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3K5

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Single Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Corner Lot, Front Yard, Irregular Lot, Level, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R1

**Listing Details**

Listing Office                      CIR Realty

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