

# \$899,900 - 809 Canoe Green Sw, Airdrie

MLS® #A2265373

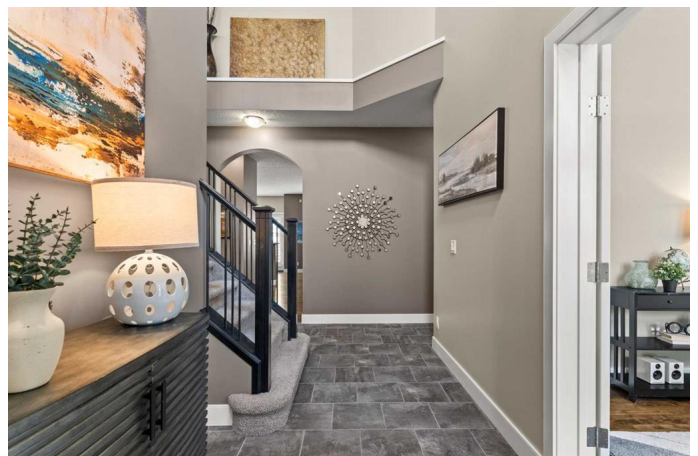
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,795 sqft

Residential on 0.10 Acres

Canals, Airdrie, Alberta

Welcome to this exceptional executive home offering nearly 4,000 sq. ft. of beautifully designed living space across three levels, perfectly located in a highly desirable community with creekside pathways, parks, schools, shopping, restaurants, and transit all close by. The main floor boasts an impressive open-concept layout with 9'™ ceilings, site-finished hardwood, and custom shutters throughout. The chef's kitchen is a true showstopper, featuring a gas stove, massive island with seating, abundant cabinetry, and a large walk-through pantry that connects to an oversized mudroom. The generous dining area flows seamlessly into the expansive living room with a cozy gas fireplace. A private main-floor office provides the perfect work-from-home space. Upstairs, the luxurious primary suite is a retreat of its own, offering room for a sitting area, a spa-inspired ensuite, and a walk-in closet the size of a bedroom. Two additional oversized bedrooms—each with their own walk-in closets—plus a spacious bonus room with another fireplace and beautiful open railings overlooking the main floor complete the upper level. The fully finished basement is built for entertaining, featuring a custom wet bar with dishwasher and extra storage, a spacious rec room with a third fireplace, and plenty of space for gatherings. A pool table is already in place, making it the ultimate hangout spot for game nights and fun with friends. A fourth bedroom and full bathroom, all completed by the builder,



round out this level with professional quality. Step outside to your private backyard oasis with mature trees, a deck, patio, gazebo, and hot tub—an ideal extension of your entertaining space. Additional highlights include central air conditioning, high-efficiency furnace and hot water tanks, and a heated garage. Set on a quiet street yet close to everything, this immaculate home truly has it all—space, style, and an entertainer’s lifestyle.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265373    |
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,795       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 809 Canoe Green Sw |
| Community   | Canals             |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 3K6            |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |

# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Basement, Family Room, Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Few Trees

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 18th, 2025

Days on Market 5

Zoning R1

## Listing Details

Listing Office The Real Estate District

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