

\$1,385,000 - 158 Canoe Crescent Sw, Airdrie

MLS® #A2261237

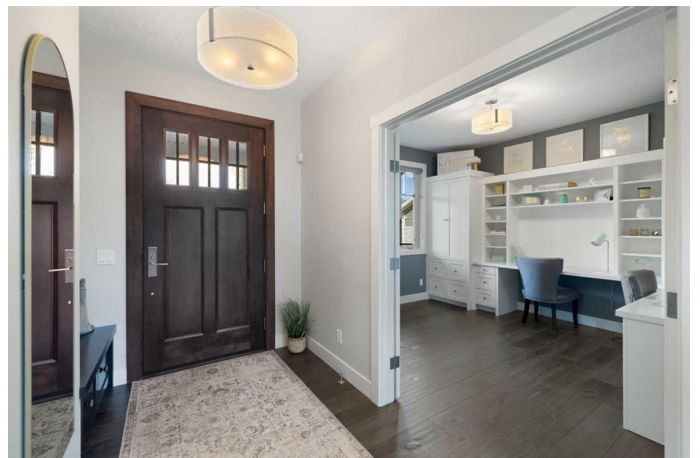
\$1,385,000

5 Bedroom, 4.00 Bathroom, 3,007 sqft

Residential on 0.16 Acres

Canals, Airdrie, Alberta

Hello, Gorgeous! Welcome to 158 Canoe Crescent SW in Airdrie, a stunning executive walkout home offering over 3,000 square feet above grade plus a fully finished basement, with 5 bedrooms and 3.5 bathrooms. Backing directly onto the canal and walking paths, this property offers the perfect blend of serenity and convenience in the desirable Canals community. From the Hardie board siding and cedar garage doors to the oversized solid wood front door, the curb appeal sets the tone for what awaits inside. Step into a grand main floor with soaring ceilings, engineered hardwood, and a chef inspired kitchen featuring floor to ceiling cabinetry, dual ovens with warming drawer, a six burner gas cooktop, and a walk in pantry with custom built-ins. The upper level provides a vaulted bonus room, three additional bedrooms, and a luxurious primary suite complete with steam shower, heated floors, and a custom walk-in closet system. The fully finished walkout basement is designed for entertaining with a wet bar, large rec room, in floor heating, and two more bedrooms. Outdoors, enjoy a professionally landscaped yard with exposed aggregate, a stamped concrete fire pit area, cedar pergola with hot tub, and a glass railing deck overlooking the water. Additional features include a fully finished heated triple car garage with epoxy flooring, two furnaces, two air conditioning units, upgraded crank windows, and a built in speaker system indoors and outdoors. This is more than just a home, it is a



lifestyle, offering luxury, comfort, and location all in one.

Built in 2014

Essential Information

MLS® #	A2261237
Price	\$1,385,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,007
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	158 Canoe Crescent Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Other, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Shingle Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.