

158 CANOE CRESCENT SW

AIRDRIE, AB

3007 SQFT | 5 BEDS | 3.5 BATH

HELLO,
Gorgeous!

EXECUTIVE WALKOUT HOME BACKING ONTO CANAL

TARAMOLINA.COM

Home Specifications

- Total Above Grade Living Space: 3,007 sq ft
- Fully Finished Walkout Basement: 1,169 sq ft
- Total Developed Living Space: Over 4,100 sq ft
- Bedrooms: 5
- Bathrooms: 3.5
- Garage: Oversized Triple Car (790 sq ft)

Exterior Features

- Professionally landscaped front and backyard
- Exposed aggregate driveway and rear patio
- Stamped concrete fire pit area with cedar pergola and hot tub
- Oversized deck with glass railing and natural gas hookup
- Hardie board siding and cedar garage doors for enhanced curb appeal
- Custom oversized solid wood front entrance door
- Irrigation system and matching exterior shed

Interior Features

- 9-foot ceilings throughout with vaulted ceiling in bonus room and knockdown ceilings in primary suite
- Engineered hardwood flooring on main level
- Soundproofed upstairs laundry room
- Cat6 upgraded wiring throughout for connectivity and speed
- Built-in indoor/outdoor speaker system
- Upgraded weatherproof windows with crank openings
- 15/16th plywood floors for sound reduction and strength

Kitchen & Dining

- Floor-to-ceiling custom cabinetry with pull-out drawers
- Dual wall ovens with warming drawer
- 6-burner gas cooktop
- Oversized island with premium stone countertops
- Walk-in pantry with built-in shelving and organizers
- Hide-a-Hose VacuFlo system and Vroom system under sink

Primary Suite & Bathrooms

- Primary retreat with vaulted ceiling and canal views
- Spa-inspired 5-piece ensuite featuring steam shower and heated floors
- Walk-in closet with custom built-in system
- Heated floors in mudroom and upstairs bathrooms for comfort
- Dual sinks and modern fixtures throughout

Lower Level Walkout Basement

- In-floor heating system
- Expansive rec room with wet bar and built-in cabinetry
- Two additional spacious bedrooms with ample closet space
- 3-piece bathroom
- Walkout to exposed aggregate patio and landscaped backyard

Garage & Mechanical Systems

- Oversized triple garage with cedar doors
- Fully finished with drywall, paint, epoxy flooring, and heating
- Heated by boiler system (garage and basement floors)
- Two furnaces and two air conditioning units for zoned comfort
- Central Vac system with Hide-a-Hose and Vroom convenience features
- Fusion2 by Waterite Technologies water softener for enhanced water quality

Location

- Backs directly onto the canal and walking path system
- Walking distance to elementary (K-5) and middle school (6-9)
- Quiet, low-traffic street with ample parking
- Easy access to QE2 for commuting into Calgary

Let's make your next move a Positive one!

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