

# \$494,900 - 12, 156 Canoe Drive Sw, Airdrie

MLS® #A2221457

**\$494,900**

4 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.06 Acres

Canals, Airdrie, Alberta

OPEN HOUSE CANCELLED - Discover this rare gem in the Canalsâ€™ Chinook Estates. This is one of only 11 units backing directly onto the beautiful canal. This pristine, west-facing walkout in Airdrieâ€™s sought-after community, Canals, offers over 2,000 sqft of beautifully designed living space, a 2-car garage with driveway, 4 bedrooms, and 2.5 bathrooms. Perfect for families and those seeking tranquility, this home blends nature and convenience with scenic canal pathways, nearby public and Catholic schools, Sobeys, pharmacies, transit, and local shops all within a short stroll. Additionally, enjoy proximity to soccer fields, basketball courts, playgrounds, Nose Creek, Woodside Golf Course, and an extensive path network. Step inside to a bright living and dining area framed by canal views, ideal for sunny afternoons and cozy evenings. The kitchen boasts ample counterspace and a pantry for extra storage. A 2-piece bathroom and laundry near the garage mudroom complete the main floor. Upstairs, three spacious bedrooms await, including a large primary overlooking the canal, paired with a full bathroom. The fully finished walkout basement features a living room, bedroom, bathroom, and additional storage. This stunning location and well-appointed home is a must-see. Book your private viewing today!

Built in 2002

## Essential Information



MLS® #	A2221457
Price	\$494,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	12, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z3

### **Amenities**

Amenities	Other, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Other, Private Entrance, Rain Gutters
Lot Description	Backs on to Park/Green Space, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	7
Zoning	R2-T

## Listing Details

Listing Office	Real Estate Professionals Inc.
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