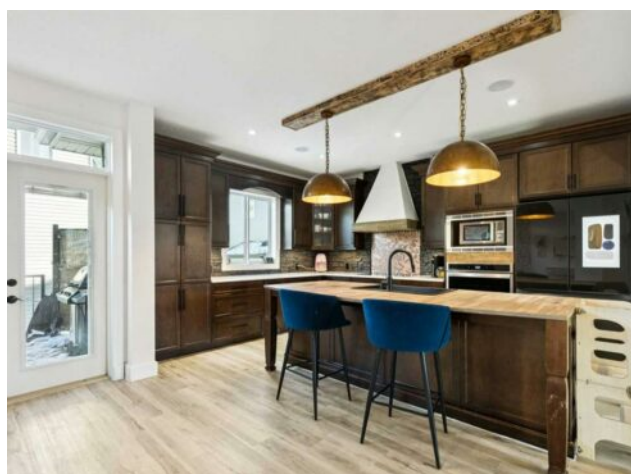


**1072 Channelside Drive SW  
Airdrie, Alberta**

**MLS # A2277878**



# \$764,900

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage

**Inclusions:** TV and Mount in House. Carriage House: Refrigerator, Electric Stove, Microwave, Dishwasher, Washer/Dryer Combo, Tv and Mount

**\*\*\*\$24K PRICE IMPROVEMENT\*\*\*** Welcome to this exceptional two-storey detached home in the highly sought-after Canals of Airdrie, offering over 2,100 sq ft of living space plus a fully self-contained carriage house(one bedroom/one bathroom/717 sq ft) above a triple car garage&mdash;perfect for multi-generational living, guests, or added flexibility. The main home features 4 bedrooms and 3 bathrooms, including a spacious main-level bedroom ideal for a home office or guest room. The entire main level is carpet-free, finished with luxury vinyl plank flooring throughout most of the home for a clean, modern feel. At the heart of the home is a gorgeous chef&rsquo;s kitchen, complete with a large butcher block island, built-in oven, decorative hood fan, and stainless steel appliances&mdash;a dream setup for cooking and entertaining. The living room impresses with its beam ceiling and striking floor-to-ceiling rock fireplace wall, creating a warm and inviting space. Upstairs, retreat to the large primary bedroom (14&rsquo; x 16&rsquo;) featuring a luxurious 5-piece ensuite with double sinks, a walk-in shower with bench, jacuzzi tub, and a spacious walk-in closet. The secondary bedrooms are all generously sized, making this home ideal for families. The carriage house offers its own full kitchen, living room, bedroom, and bathroom, providing incredible versatility&mdash;think grandparents, adult children, or long-term guests. Recent updates include new LVP flooring, new fridge, dishwasher, washer & dryer, new toilet in the ensuite, and a new hot water tank in the main house. Located directly across the street from the Canals, you&rsquo;ll love the scenic pathways and water views, with Ralph McCall School (K&ndash;4) and C.W. Perry Middle School (5&ndash;8) nearby. Enjoy the convenience of being just a short drive to Tim Hortons, Sobeys, and other everyday amenities.