

1072 Channelside Drive SW
Airdrie, Alberta

MLS # A2277878

\$764,900



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

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|-------------|--|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| 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—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's kitchen, complete with a large butcher block island, built-in oven, decorative hood fan, and stainless steel appliances—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' x 16') 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; 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'll love the scenic pathways and water views, with Ralph McCall School (K-4) and C.W. Perry Middle School (5-8) nearby. Enjoy the convenience of being just a short drive to Tim Hortons, Sobeys, and other everyday amenities.