



GRASSROOTS
REALTY GROUP

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1013 Channelside Way SW
Airdrie, Alberta

MLS # A2217447



\$659,999

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions:	Hot tub
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Located in the perfect spot, this home is just a short walk to Tim Hortons, restaurants, pizza places, a liquor store, grocery stores, and Shoppers Drug Mart. Plus, with a quick drive, you’ll have access to even more shopping and amenities—making everyday convenience a breeze! Welcome to this beautifully renovated home in the sought-after community of Canals! This stunning 2-storey residence boasts over 2,500 sq. ft. of total living space, offering 5 bedrooms, 3.5 bathrooms, and is perfectly situated on a spacious pie-shaped lot. From the moment you step inside, you’ll be impressed by the soaring open-to-above ceilings and elegant high-end finishes throughout. The main floor features luxury laminate flooring, a striking tiled fireplace, and a show-stopping shaker-style kitchen complete with quartz countertops, gold cabinet hardware, a built-in oven and microwave, and a gas cooktop—perfect for any home chef. This level also includes a convenient half bath and laundry area. Upstairs, you’ll find a modern spindle railing that complements the home’s cohesive design, a generous bonus room ideal for family movie nights or relaxation, two additional bedrooms, and a full bath. The spacious primary suite includes a private ensuite, offering a perfect retreat for busy families. The fully finished basement adds even more versatility with two additional bedrooms and another full bathroom—ideal for larger families or guests. The backyard is a true highlight, set on a large pie lot with endless potential. Whether you’re entertaining on the expansive deck, soaking in the hot tub, or letting the kids run free, this outdoor space is ready for summer memories. Don’t miss the chance to own this move-in-ready, beautifully upgraded home in one of the area’s most desirable neighborhoods!