



917 Channelside Road SW
Airdrie, Alberta

MLS # A2307575



\$864,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Granite Counters, Walk-In Closet(s)		

Inclusions: Hot tub, Wooden shed with power, Pergola with lights, Built in shelves in garage.

Designed with both elegance and functionality in mind. With over 3370sqft of living space, this fully developed residence offers refined details at every turn. The main floor is bathed in natural light and enhanced by rich hardwood floors, transom windows, classic wainscotting, a statement kitchen, and a warm inviting fireplace and gorgeous architecture throughout. A dedicated office and formal dining area make it perfect for both everyday living and entertaining. The upper level features a grand primary retreat accessed through double doors, complemented by two additional bedrooms and a convenient Jack and Jill bathroom, offering both comfort and functionality for family living. The fully finished basement adds even more versatility with a bedroom, full bathroom, rec room, and an abundance of storage. Above the heated triple car garage, a beautifully appointed carriage suite that offers over 727sqft of its own private living space complete with a bedroom, kitchen, living area, laundry, balcony, and plenty of storage. Perfect for extended family or added income. Hardie Board exterior for both home and garage are also a peace of mind for all weather types. Outside, enjoy a low-maintenance landscaped yard designed for relaxation, featuring a deck, pergola with ambient lighting and a hot tub, creating a private oasis to enjoy!