



**GRASSROOTS**  
REALTY GROUP

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**133 Channelside Cove SW**  
**Airdrie, Alberta**

**MLS # A2317125**



**\$639,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,216 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Gazebo, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<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>	-
<b>Features:</b>	Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s)		

**Inclusions:** garage heater, shed, gazebo, sprinkler system "as is", 2 TV Wall Mounts, Mounted TV's are negotiable,

**HOME BACKING GREENSPACE | PIE LOT | FAMILY FRIENDLY CUL-DE-SAC** Welcome to this beautifully refreshed family home, perfectly positioned on a quiet cul-de-sac in the highly sought-after Canals community of Airdrie. Set on a rare pie-shaped lot and backing onto a sunny south-facing greenspace, this property offers the privacy, space, and lifestyle buyers are searching for. All while being just minutes to top-rated schools, shopping, restaurants, and everyday amenities. From the moment you enter, the home makes a striking impression with soaring cathedral ceilings and a dramatic curved staircase with wrought iron detailing. The main floor offers exceptional functionality and flow, featuring a front living room, formal dining space, private den with French doors, convenient main floor laundry, and a bright, open-concept family room designed for both everyday living and entertaining. The kitchen is thoughtfully designed with granite countertops, custom cabinetry, a statement hood fan, and a spacious breakfast nook overlooking the backyard and greenspace, creating a seamless connection between indoor and outdoor living. Upstairs, a generous bonus room with a cozy fireplace provides the perfect secondary living space for movie nights or relaxing evenings. The primary suite easily accommodates a king-sized retreat and features a well-appointed ensuite with a soaker tub, glass shower, and tilework. Two additional well-sized bedrooms complete the upper level, ideal for growing families. The fully finished basement adds incredible versatility with a large recreation room, full bathroom, and a fourth bedroom. All areas of the basement are freshly painted and feature vinyl plank flooring. Ideal for guests, teens, or extended family. Recent upgrades provide peace of mind and modern comfort, including a new furnace (2024), on-demand hot water system, fresh paint

throughout, new carpet, and new refrigerator, stove, and dishwasher. All allowing buyers to move in and enjoy without the expense of immediate updates. Step outside to enjoy the South facing backyard, with lots of planted trees, sprinkler system, a low-maintenance outdoor space enhanced with a large deck, gazebo, bbq gas line and hook-ups for future hot tub. The space is perfect for relaxing, entertaining, or enjoying the open greenspace views, park, playground and sunny exposure. Additional features include central air conditioning and a heated, drywalled double attached garage. This property is ideally located for families and offers quick, convenient access to nearby schools, parks, playgrounds, and extensive pathway systems. Shopping, grocery stores, coffee shops, and restaurants are all just minutes away, while easy access to major routes makes commuting into Calgary simple and efficient. A rare opportunity to own a spacious, upgraded home on a premium lot in a location that perfectly balances comfort, convenience, everyday lifestyle and a dream childhood to grow up surrounded by friends to play with!