



GRASSROOTS
REALTY GROUP

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1149 Channelside Drive SW
Airdrie, Alberta

MLS # A2331493



\$949,999

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,779 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Irregular Lot, Lawn, Low Maintenance Landscape, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2nd Fridge and Stove in basement		

Welcome to your executive family walk-out waterfront home on the Canals, where understated elegance meets modern architectural distinction in one of Airdrie's most prestigious enclaves. Designed for those who demand both executive sophistication and effortless versatility, this extraordinary two-storey residence offers over 4,148 square feet of refined living space, bathed in warm, contemporary neutral tones. From the moment you enter, a grand foyer with vaulted ceilings and a stylish curved staircase sets an impressive, airy tone that continues throughout the main level. The formal front living and dining areas transition seamlessly toward the heart of the home: a chef-inspired kitchen built for both culinary creation and lively hosting. Anchored by a spacious eat-at island, high-end stainless-steel appliances, and expansive cabinetry, this culinary space includes a bright breakfast nook overlooking the water. Nearby, a cozy family room centered around a sleek gas fireplace invites relaxed evenings, while a privately tucked-away powder room, a functional mudroom, and a dedicated laundry room round out the main floor. Ascending to the upper level, the primary suite serves as a lavish personal sanctuary with a cozy electric fireplace and separate seating area. The spa-inspired five-piece ensuite features dual vanities, a deep Jacuzzi soaking tub, a custom walk-in shower with built-in bench seating, and a massive walk-in closet. Three generously proportioned additional bedrooms—including a secondary suite complete with its own four-piece bath and walk-in closet—alongside a crisp main bathroom, ensure top-tier comfort for family and guests alike. The fully finished walk-out lower level expands your options exponentially with a spacious illegal suite. Equipped with a fully functional entertainment system with integrated

speakers throughout, this space is designed for immersive media and effortless hosting. Featuring an enormous recreation room with a decorative double-sided fireplace, a second kitchen, two additional bedrooms, and direct access to a five-piece bathroom with a steam shower, this floor is ideally suited for multi-generational living, extended guest stays, or the ultimate entertainment hub. Stepping outside, indoor-outdoor living takes center stage. A private upper deck with a stylish pergola offers panoramic, tranquil views of the canals, leading down to low-maintenance landscaping with direct access to the surrounding walking paths. Complete with a double attached garage and a wide driveway offering ample parking, this immaculately maintained estate perfectly pairs scenic waterfront tranquility with instant proximity to upscale local amenities, premier shopping, and top-rated schools. This isn't just a home—it is an elevated lifestyle waiting to be experienced. Don't miss out on this stunning turn-key property—book your showing today!