



GRASSROOTS
REALTY GROUP

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1125 Channelside Drive SW
Airdrie, Alberta

MLS # A2336620



\$1,049,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2006 (20 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, No Neighbours Behind, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional East Facing walkout CORNER LOT FULLY RENOVATED home backing directly onto the canal in the desirable Canals community of Airdrie featuring 2 Bedroom LEGAL BASEMENT SUITE (A rare find in Airdrie). 7 Bedrooms in total and 4.5 Full bathrooms! The main floor features a welcoming foyer, bright living and dining areas, a generous family room with fireplace, well-appointed kitchen with pantry, a main-floor bedroom and a full 4-piece bathroom, along with convenient laundry. The kitchen comes with stainless steel appliances and a brand new finish with a large kitchen island. Upstairs, you'll find four spacious bedrooms, including an impressive primary retreat with a large walk-in closet and private 4-piece ensuite, plus an additional full bathroom. The open-to-below design adds an airy and spacious feel to the upper level. The fully developed walkout basement features a LEGAL 2-bedroom suite, offering excellent flexibility. The LEGAL suite includes a large living room, dedicated kitchen, two bedrooms, a 4-piece bathroom and additional storage/utility space. Step outside and enjoy the rare opportunity to back directly onto the canal, with a walkout patio providing easy access to the backyard and a peaceful outdoor setting. The upper-level balcony further enhances the home's connection to its scenic surroundings.