



GRASSROOTS
REALTY GROUP

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**1187 Channelside Drive SW
Airdrie, Alberta**

MLS # A2216833



\$434,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Stylish & Spacious Townhome with Dual Primary Suites. Welcome to this stunning 2-storey townhome, offering 1,467 sq.ft. of beautifully designed living space. Feature two Primary bedrooms, each with its own spa-like ensuite, this home is perfect for comfortable living and modern convenience. Step inside to a bright, open-concept main floor, where natural light pours into the spacious living room – perfect for relaxing or entertaining. The kitchen is a chef’s dream, boasting stainless steel appliances, quartz countertops, ample cabinetry, and a convenient eat-up bar. A dedicated dining area adds to the home’s charm, while laminate floors throughout the main floor enhance the stylish appeal. A private 2-piece powder room with a pocket door is thoughtfully placed away from the main living area. Upstairs, both primary suites offer exceptional space and comfort. The first boasts a massive walk-in closet and a luxurious 5-piece ensuite with double sinks, a separate tub, and a walk-in shower – your own personal retreat. The second primary suite also features a 5-piece ensuite with walk-through closet, ensuring every resident has their own private haven. Enjoy the convenience of upstairs laundry with additional storage space. The unfinished basement provides a blank canvas for customization whether you envision a home gym, office, or entertainment area. Outside, unwind on the front patio with glass privacy screens, ideal for morning coffee or evening relaxation. Plus, stay cool year-round with central air conditioning. With a single attached garage, parking and storage are effortlessly taken care of. Close to shopping, dining, schools, and major transportation corridors, this home offers easy access to everything you need for convenience and entertainment. This exceptional townhome is a Must See!

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