



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1072 Channelside Drive SW
Airdrie, Alberta

MLS # A2277878



\$788,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage

Inclusions: TV and Mount in House. Carriage House: Refrigerator, Electric Stove, Microwave, Dishwasher, Washer/Dryer Combo, Tv and Mount

OPEN HOUSE IG LIVE SATURDAY JANUARY 10TH 1:30PM-2PM OPEN HOUSE SATURDAY JANUARY 10TH 2PM-4PM***

Welcome to this exceptional two-storey detached home in the highly sought-after Canals of Airdrie, offering over 2,100 sq ft of living space plus a fully self-contained carriage house(one bedroom/one bathroom/717 sq ft) above a triple car garage—perfect for multi-generational living, guests, or added flexibility. The main home features 4 bedrooms and 3 bathrooms, including a spacious main-level bedroom ideal for a home office or guest room. The entire main level is carpet-free, finished with luxury vinyl plank flooring throughout most of the home for a clean, modern feel. At the heart of the home is a gorgeous chef's kitchen, complete with a large butcher block island, built-in oven, decorative hood fan, and stainless steel appliances—a dream setup for cooking and entertaining. The living room impresses with its beam ceiling and striking floor-to-ceiling rock fireplace wall, creating a warm and inviting space. Upstairs, retreat to the large primary bedroom (14' x 16') featuring a luxurious 5-piece ensuite with double sinks, a walk-in shower with bench, jacuzzi tub, and a spacious walk-in closet. The secondary bedrooms are all generously sized, making this home ideal for families. The carriage house offers its own full kitchen, living room, bedroom, and bathroom, providing incredible versatility—think grandparents, adult children, or long-term guests. Recent updates include new LVP flooring, new fridge, dishwasher, washer & dryer, new toilet in the ensuite, and a new hot water tank in the main house. Located directly across the street from the Canals, you'll love the scenic pathways and water views, with Ralph McCall School (K‐4) and C.W. Perry Middle

School (5–8) nearby. Enjoy the convenience of being just a short drive to Tim Hortons, Sobeys, and other everyday amenities.