



GRASSROOTS
REALTY GROUP

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**906 Channelside Road SW
Airdrie, Alberta**

MLS # A2209937



\$579,999

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,468 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, See Remarks | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island | | |

Inclusions: N/A

4 BEDROOM, 4 BATHROOM Home with FULLY FINISHED BASEMENT! Welcome to this open concept floor plan that includes a classic white kitchen with a butcher block island, plenty of storage and an abundance of light. Main floor has stainless steel appliances, a walk thru pantry and a great sized family area with fireplace. Upstairs you'll find 3 bedrooms including the generous sized Primary bedroom with plenty of closet space (his and hers) and a 4 piece ensuite. The laundry is also conveniently located upstairs. In the backyard you will find a large COMPOSITE DECK with a gas line for BBQ. The basement is complete with a family room, the 4th bedroom and a full bath. This home is a must see with a DOUBLE GARAGE, CENTRAL VAC, WATER SOFTENER AND HUMIDIFIER included. Close to schools, playgrounds, shopping, THE BEAUTIFUL CANALS and everything else Airdrie has to offer.