

\$774,900 - 1172 Channelside Drive, Airdrie

MLS® #A2103961

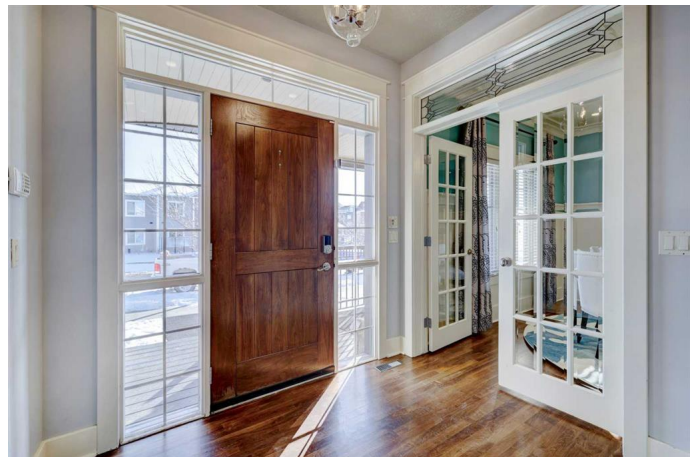
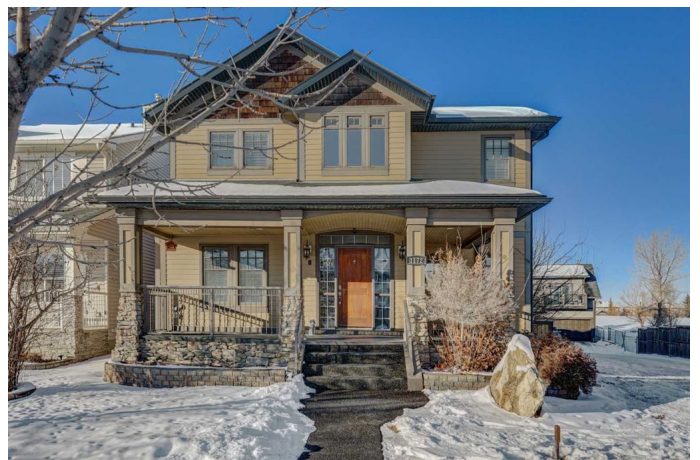
\$774,900

5 Bedroom, 5.00 Bathroom, 2,300 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

Welcome to this beautiful former show home with endless character and design. This RARE property includes a 2 storey FULLY developed main home with over 3400 square feet of developed living space AND a separate 1 bedroom LEGAL suite carriage house above the Heated TRIPLE detached garage, presenting a perfect opportunity as a short or long term rental option. As you step inside this Premier home you are greeted with 9 foot ceilings on the main, numerous French doors, wainscoting and hardwood flooring. A home office, formal dining room with coffered ceilings, butlers pantry, family room with built in shelving and fireplace, additional dining room, 2 piece bath and kitchen (including beautiful white cabinetry, granite counters, stained glass and accent lighting) complete the MAIN level. The hardwood stairs with built in lighting lead to the UPSTAIRS level which offers 3 bedrooms including the MASTER retreat with large walk in closet, more French doors and a 5 piece ensuite with soaker tub. A functionally designed Jack and Jill 4 piece bath split the other bedrooms. Completing this level is the dedicated laundry room with sink. The LOWER level is designed with 3 additional rooms currently being used as a home theater and 4th and 5th bedrooms. You will also find a 4 piece bath. The rear yard offers a massive 3 tier deck, low maintenance landscaping and an option for RV parking. The triple garage has been divided into a double for the main home and single stall for the carriage suite.



The carriage home includes a bedroom, 4 piece bath, living room, kitchen, washer/dryer and deck perfect for BBQs. In addition, the main home includes Central A/C, water softener and Central Vac. Located directly across from green space to the East, walking distance to playgrounds, the paved waterfront walking paths through the Canals, shopping, dining, doctors, dentists and a 3 minute drive to Ralph McCall school (K-4), Our Lady of Peace (K-9 including French Immersion), 2 High Schools and the Chinook Winds splash/water and skate park. Come see all that this sought after area of Airdrie has to offer with the added benefit of an income generating property or self contained in-law suite!

Built in 2005

Essential Information

MLS® #	A2103961
Price	\$774,900
Sold Price	\$805,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,300
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1172 Channelside Drive
Subdivision	Canals
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 3J2

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 10th, 2024
Date Sold	March 9th, 2024
Days on Market	28
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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