

\$425,000 - 1155 Channelside Drive Sw, Airdrie

MLS® #A2111655

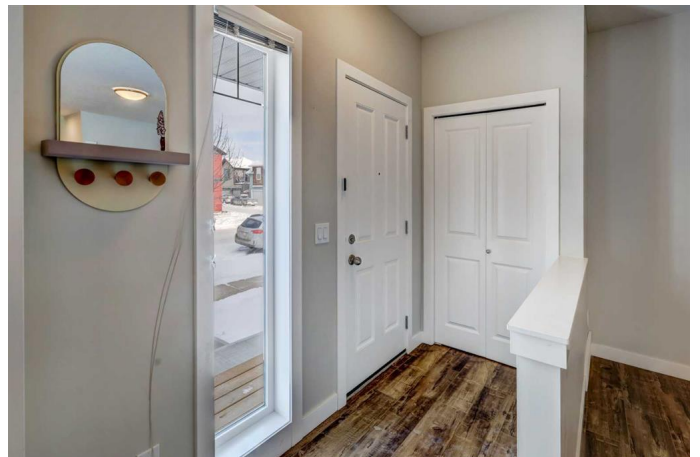
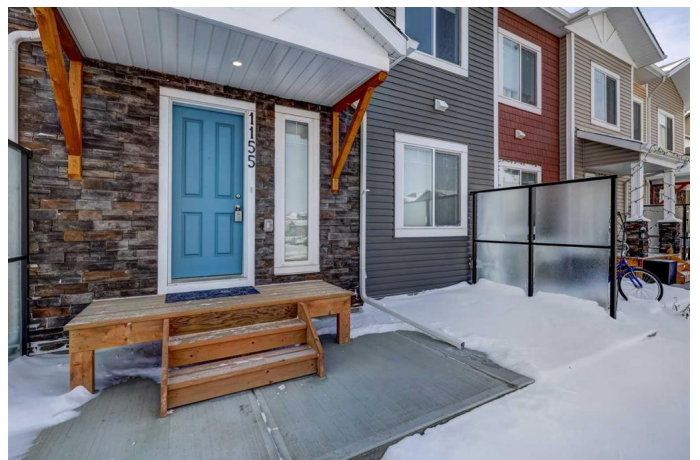
\$425,000

3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

IMMACULATE AND MODERN 3 Bedroom Townhome by Slokker Homes with a single ATTACHED GARAGE, nestled in the beautiful scenic Canals of Airdrie just STEPS from the water. This OPEN CONCEPT layout floods with natural light, highlighting the tall ceilings and rich LAMINATE FLOORING throughout. Walk inside at living-level to avoid climbing extra stairs into the Foyer that hosts a closet for organization, and thoughtfully overlooks the entire main-level. A perfectly-equipped Kitchen hosts WHITE CABINETRY and light QUARTZ COUNTERS highlighted by the contrasting dark tiled backsplash and STAINLESS APPLIANCES. The large Dining area is great for entertaining, flowing into the massive Living Room. Down a few stairs is your garage access, and just past that a tiled 2-pc Bathroom w/ pedestal sink. Upstairs the impressive Primary Suite boasts an OVERSIZED WALK-THROUGH CLOSET, and a great 4-pc ENSUITE w/ tiled floors and QUARTZ COUNTERS. The 2nd and 3rd Bedrooms have equally impressive square footage, sunlight, and closet space! An easily shared 4-pc bathroom and convenient UPPER LEVEL LAUNDRY room w/ shelving complete the top floor. A blank canvas w/ an abundance of opportunity & storage awaits in the Basement, so you can really make this home your OWN. With a playground right outside your back door, and nearby miles of picturesque walking paths, sought-after schools and amenities... Reach out today so



you don't miss your chance to see everything
this home has to offer!!

Built in 2021

Essential Information

MLS® #	A2111655
Price	\$425,000
Sold Price	\$422,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1155 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

Amenities

Amenities	Other, Picnic Area, Playground
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 23rd, 2024
Days on Market	17
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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