

\$764,900 - 109 Channelside Common Sw, Airdrie

MLS® #A2139486

\$764,900

3 Bedroom, 4.00 Bathroom, 1,970 sqft
Residential on 0.11 Acres

Canals, Airdrie, Alberta

Welcome to your new home that is full of versatility and options. the stunning property boasts both a main house that is 2000 ft.Â² above grade plus a legal carriage home that is 984.33 ft.Â² with living space on two levels, plus a private balcony. This home has separate furnace and hot water tank and is fully separate from the main house. Recently renovated and beautifully upgraded!

The main house has a gorgeous, open concept, layout, and classic style! Wide plank, hardwood flooring, freshly painted, crown moulding throughout, wide baseboard. Thereâ€™s a beautiful veranda, plus a white picket fence around the front yard! This home is perfect for entertaining and has so much style! Upstairs, you will find the bedrooms each with their own en suite. The Primary suite is stunning with and oversized soaker tub and separate shower and Huge walk-in closet! The basement is framed and ready to be finished with two more bedrooms, a family room and a large bathroom. The home has high-efficiency furnace and hot water tank and water filtration system. This is the perfect property where you can live in your separate house and have your mortgage paid for at the same time by your legal carriage suite. Message for a showing today. Donâ€™t miss it!

Built in 2007

Essential Information



MLS® #	A2139486
Price	\$764,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,970
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	109 Channelside Common Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, See Remarks, Washer, Water Conditioner, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 15th, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.