

# \$749,900 - 1096 Channelside Way Sw, Airdrie

MLS® #A2203740

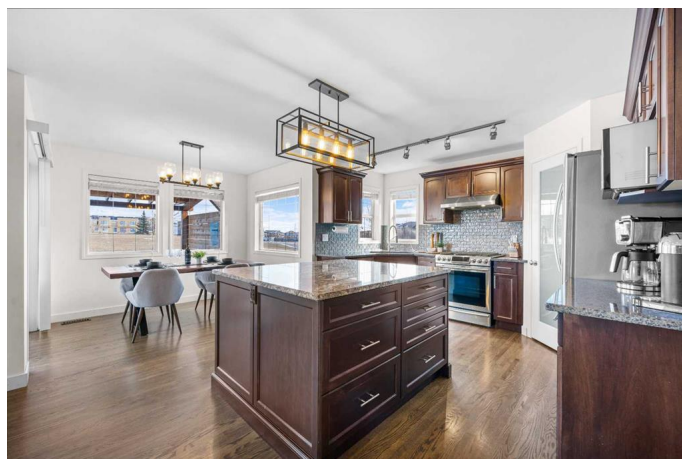
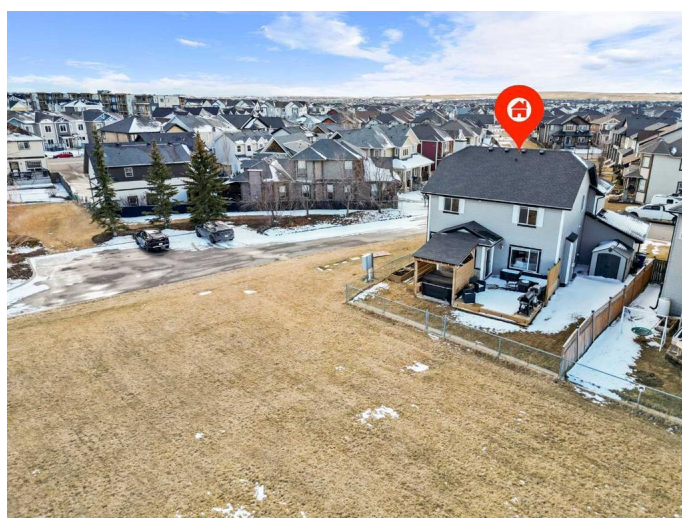
**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,146 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

This is a rare opportunity to own a home with a triple-attached garage backing onto greenspace in the Canals of Airdrie. This home is ideally situated next to the entrance of the greenspace with no neighbours immediately on the South side of the home. The main floor features a large foyer, hardwood flooring, flat ceilings and numerous pot lights to create an inviting atmosphere. The kitchen has stone countertops, tiled walls and windows overlooking the sink to provide ample natural light. Further enhancements include a large centre-island with plenty of drawers offering significant storage space. The dining room adjacent to the kitchen provides an inviting area for family and friends. The living room has been tastefully updated in 2022 with stylish feature walls flanking the gas fireplace. The main floor office adjacent to the foyer offers a productive workspace with plenty of natural light from a large window facing South. A two-piece bathroom and laundry/mud room by the entrance to the garage finishes off the main floor. The upper floor features a large primary bedroom with walk-in closet and an ensuite bathroom with glass and tile shower, soaker tub and dual vanities. An oversized bonus room with a built-in entertainment centre and numerous pot lights offers a great space to relax and unwind. An additional four-piece bathroom and two large bedrooms are also on the upper level. The finished basement has a three-piece bathroom, additional bedroom, large rec-room and



storage. Behind the home there is an oversized yard with a large deck, pergola and hot tub (purchased in 2022). The garage is insulated, drywalled, with upgraded lighting and is ready for a gas heater with the available gas line. Nearby schools include Nose Creek Elementary (K-4), Ralph McCall (K-4), C.W. Perry School (5-8) and Our Lady Queen of Peace School (K-9).

Built in 2007

**Essential Information**

MLS® #	A2203740
Price	\$749,900
Sold Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	1096 Channelside Way Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3J1

**Amenities**

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Garage Faces Front, Triple Garage

Attached

## Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Date Sold	March 25th, 2025
Days on Market	6
Zoning	R1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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