

# \$659,999 - 1013 Channelside Way Sw, Airdrie

MLS® #A2217447

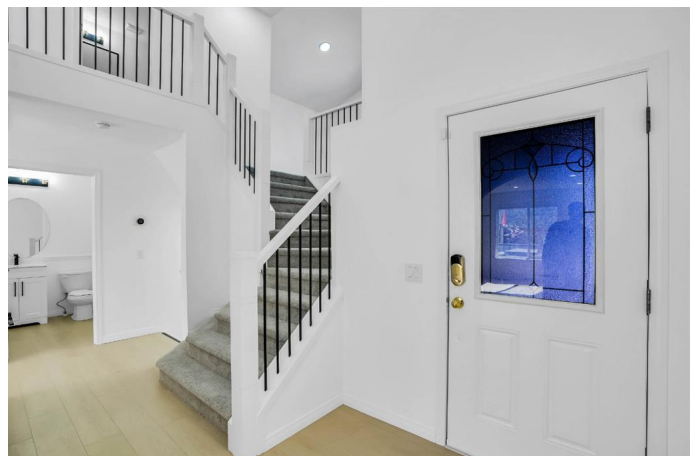
**\$659,999**

5 Bedroom, 4.00 Bathroom, 1,842 sqft

Residential on 0.10 Acres

Canals, Airdrie, Alberta

Located in the perfect spot, this home is just a short walk to Tim Hortons, restaurants, pizza places, a liquor store, grocery stores, and Shoppers Drug Mart. Plus, with a quick drive, youâ€™ll have access to even more shopping and amenitiesâ€”making everyday convenience a breeze! Welcome to this beautifully renovated home in the sought-after community of Canals! This stunning 2-storey residence boasts over 2,500 sq. ft. of total living space, offering 5 bedrooms, 3.5 bathrooms, and is perfectly situated on a spacious pie-shaped lot. From the moment you step inside, you'll be impressed by the soaring open-to-above ceilings and elegant high-end finishes throughout. The main floor features luxury laminate flooring, a striking tiled fireplace, and a show-stopping shaker-style kitchen complete with quartz countertops, gold cabinet hardware, a built-in oven and microwave, and a gas cooktopâ€”perfect for any home chef. This level also includes a convenient half bath and laundry area. Upstairs, you'll find a modern spindle railing that complements the home's cohesive design, a generous bonus room ideal for family movie nights or relaxation, two additional bedrooms, and a full bath. The spacious primary suite includes a private ensuite, offering a perfect retreat for busy families. The fully finished basement adds even more versatility with two additional bedrooms and another full bathroomâ€”ideal for larger families or guests. The backyard is a



true highlight, set on a large pie lot with endless potential. Whether you're entertaining on the expansive deck, soaking in the hot tub, or letting the kids run free, this outdoor space is ready for summer memories. Donâ€™t miss the chance to own this move-in-ready, beautifully upgraded home in one of the area's most desirable neighborhoods!

Built in 2005

**Essential Information**

MLS® #	A2217447
Price	\$659,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,842
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1013 Channelside Way Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Built-In Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	43
Zoning	R1

## Listing Details

Listing Office	Real Broker
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