

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

MLS® #A2217447

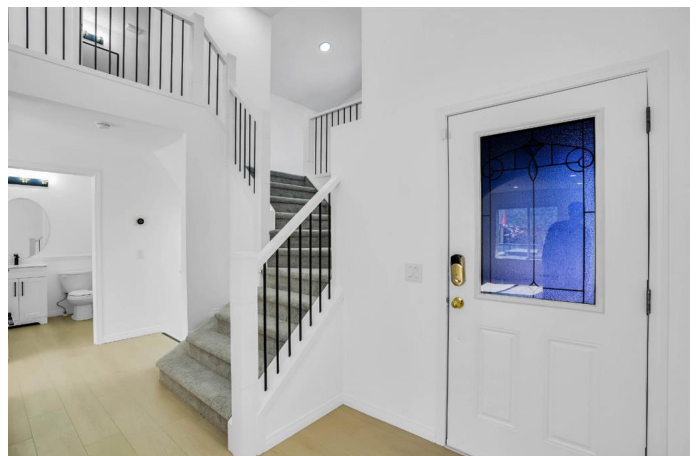
**\$659,999**

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 |
|----------------|-------------|

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.