

\$827,786 - 1065 Channelside Drive Sw, Airdrie

MLS® #A2267313

\$827,786

6 Bedroom, 4.00 Bathroom, 2,699 sqft
Residential on 0.12 Acres

Canals, Airdrie, Alberta

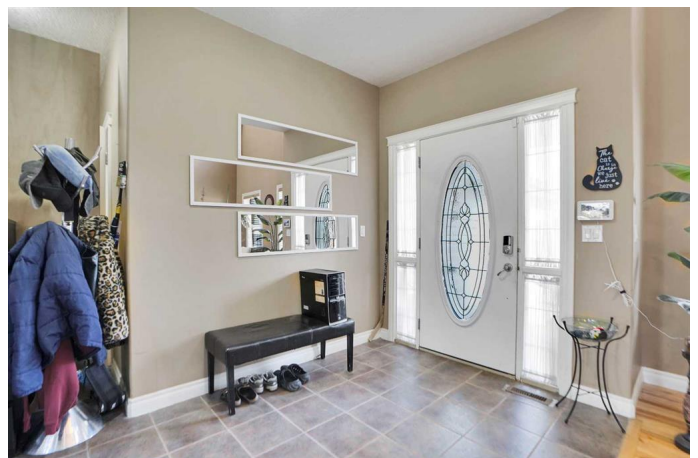
Welcome to this beautiful waterfront walk-out home with double garage featuring 6 bedrooms and 4 full bathrooms, including a fully finished walk-out basement with a 2-bedroom illegal suite.

This spacious and well-maintained home offers a bright, open layout with 9'™ knockdown ceilings and an open-to-below design that fills the main floor with natural light. The main level features a formal living/dinning room and a family room complete with a gas fireplace. A full bathroom and den provide flexibility for guests or a home office. The large kitchen offers stainless steel appliances, granite countertops, a ceramic tile backsplash, a center island, and plenty of cabinetry™perfect for family gatherings and entertainment. A convenient main-floor laundry area with washer and dryer adds extra functionality.

Upstairs, you™ll find four generous bedrooms plus a loft/bonus room and a full bathroom. The primary bedroom includes a walk-in closet and a 5-piece ensuite with a jetted tub and dual sinks.

The fully finished walk-out basement includes a 2-bedroom illegal suite with a separate entrance™ideal for extended family or potential rental use (subject to city approval).

Enjoy the peaceful setting backing onto green



space and the canal, offering privacy and scenic views. Conveniently located close to transit, schools, shopping, and downtown.

This home is easy to show and ready to move in. Book your private viewing today!

Built in 2007

Essential Information

MLS® #	A2267313
Price	\$827,786
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,699
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1065 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	t4b 3k4

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan
-------------------	--

Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Lighting, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lake, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

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.