

# \$560,000 - 906 Channelside Road Sw, Airdrie

MLS® #A2209937

**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,468 sqft

Residential on 0.10 Acres

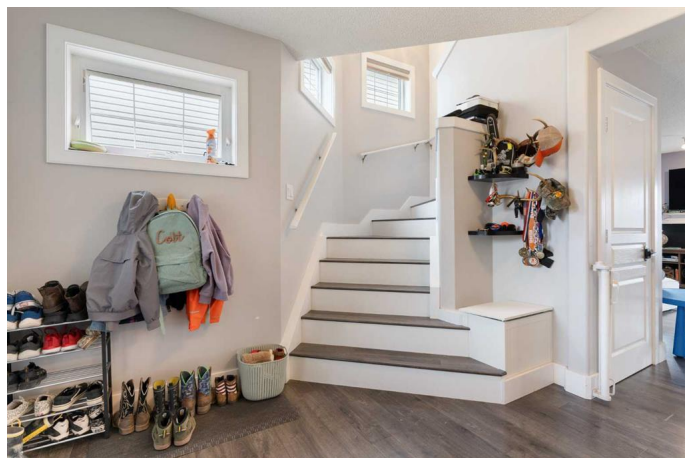
Canals, Airdrie, Alberta

4 BEDROOM, 4 BATHROOM Home with FULLY FINISHED BASEMENT! Welcome to this open concept floor plan that includes a classic white kitchen with a butcher block island, plenty of storage and an abundance of light. Main floor has stainless steel appliances, a walk thru pantry and a great sized family area with fireplace. Upstairs you'll find 3 bedrooms including the generous sized Primary bedroom with plenty of closet space (his and hers) and a 4 piece ensuite. The laundry is also conveniently located upstairs. In the backyard you will find a large COMPOSITE DECK with a gas line for BBQ. The basement is complete with a family room, the 4th bedroom and a full bath. This home is a must see with a DOUBLE GARAGE, CENTRAL VAC, WATER SOFTENER AND HUMIDIFIER included. Close to schools, playgrounds, shopping, THE BEAUTIFUL CANALS and everything else Airdrie has to offer.

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209937  |
| Price      | \$560,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,468       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 906 Channelside Road Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 3J3                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island                                                                                          |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 82               |
| Zoning         | R1               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Colpitts Realty Ltd. |
|----------------|----------------------|

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