

1046 Channelside Way SW Airdrie, Alberta

MLS # A2218698



\$565,000

Division:	Canals		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: NA

Welcome to 1046 Channelside Way, a beautifully finished bungalow in the heart of Airdrie. From the moment you walk through the front door, the soaring vaulted ceilings create a grand and open atmosphere. Warm hardwood floors flow throughout the main living space and into the well-appointed kitchen, where you'll find ample counter space and generous storage—perfect for day-to-day living and entertaining. The inviting living area features a cozy three-sided fireplace, ideal for family gatherings or quiet evenings at home. The primary bedroom is spacious and comfortable, complete with a walk-in closet and a private four-piece ensuite. Downstairs offers even more living space with a large recreation area, an additional bedroom, a full bathroom, and plenty of storage for all your needs. Step outside to your private backyard oasis, where a two-level deck offers sun-filled days and the perfect setting for barbecues or relaxing in the warm weather. Central air conditioning is already in place to keep you cool and comfortable all summer long. Situated on a quiet, family-friendly street, this home is just a short walk to shops, schools, and everyday amenities. You're also only steps away from the scenic walking and biking path that winds through the neighborhood. Don't miss your chance to own this fantastic home—call today to book your private showing.