

**1046 Channelside Way SW**  
**Airdrie, Alberta**

**MLS # A2264035**



**\$549,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Hello Gorgeous! Welcome home to this beautifully maintained 3 bedroom, 3 bathroom property offering over 1943 sq. ft. of fully developed living space. From the moment you step inside, you'll love the bright, welcoming atmosphere, highlighted by vaulted ceilings, hardwood floors, and an open-concept main floor designed for modern living. The inviting living room features a three-sided gas fireplace, creating a cozy ambiance that connects seamlessly to the kitchen and dining areas. The spacious primary bedroom offers a walk-in closet and four-piece ensuite, while a generous flex room on the main floor provides the perfect space for a home office, guest suite, or creative studio — the possibilities are endless! Downstairs, the fully finished basement expands your living space with a large recreation area, second gas fireplace, additional bedroom, full bathroom, laundry room, and ample storage. Step outside to your private backyard oasis with a freshly stained, two-tier deck — perfect for entertaining, barbecues, or simply relaxing. Additional features include air conditioning for year-round comfort. Nestled on a quiet, family-friendly street, this home is ideally located close to schools, parks, shopping, and Airdrie's extensive walking path system. This home truly has it all — space, comfort, and a welcoming charm you'll feel the moment you walk in.