

**929 Channelside Road SW**  
**Airdrie, Alberta**

**MLS # A2205057**



**\$814,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

PRE-INSPECTED 4 BEDROOM HOME WITH A 1 BEDROOM LEGAL SUITE ABOVE THE GARAGE!! Welcome to this beautiful, spacious home nestled in Airdrie, Alberta—a thriving community that offers the perfect blend of convenience and charm. Boasting over 2200 sq. ft. of elegant living space, this home is perfect for large families and MULTI GENERATIONAL FAMILIES seeking both comfort and style. As you enter, you'll be greeted by soaring ceilings and gorgeous hardwood floors throughout the main level. To your left, you'll find a cozy living room that's ideal for relaxation or entertaining guests. To the right, a versatile room awaits—perfect for a playroom, office, or recreation space to suit your lifestyle. Make your way into the heart of the home—an expansive kitchen with beautiful counter tops and ample cabinet space, making it a chef's dream. Just off the kitchen, you'll discover a SECOND living room featuring a stunning fireplace, creating a warm and inviting atmosphere. The perfect place to unwind after a long day. Upstairs, you'll find FOUR generously sized bedrooms, providing plenty of space for a growing family. The primary bedroom is particularly impressive, offering a huge retreat with a luxurious en-suite bathroom. The en-suite includes a jetted tub and an abundance of storage space, perfect for ultimate relaxation and convenience. The property also features a TRIPLE CAR GARAGE, offering plenty of room for your vehicles and toys, with a large LEGAL- SUITE above. This recently updated legal- suite includes a spacious bedroom, a modern bathroom, and a sizable living area with its own kitchen—ideal for guests or as an INCOME-GENERATING rental. The legal-suite has seen NEW flooring, NEW trim, a NEW dishwasher, and has been freshly painted!

Additionally the main home has a NEW FRIDGE and hot water tank. This home boasts a large, unfinished basement with a separate entrance, awaiting your personal touch and development. Whether you're looking to create extra living space, or a home gym, this basement offers endless possibilities to suit your needs. This home truly has it all—luxury, space, and versatility, located in a vibrant community with easy access to all the amenities Airdrie has to offer. Ask your Realtor for a copy of the home inspection for your peace of mind! Don't miss the chance to make this your forever home!