

# \$579,999 - 906 Channelside Road Sw, Airdrie

MLS® #A2209937

**\$579,999**

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	\$579,999
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	Kitchen Island, Central Vacuum
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, Landscaped, See Remarks, Garden
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R1

## **Listing Details**

Listing Office	Colpitts Realty Ltd.
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