

973 Channelside Road SW
Airdrie, Alberta

MLS # A2245356



\$759,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,842 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Pantry, Soaking Tub, Wet Bar		

Inclusions: 2nd dishwasher, stove and fridge

Welcome to this exceptional property in Airdrie's sought-after Canals community, featuring a SELF-CONTAINED LEGAL CARRIAGE SUITE above the triple garage. Whether you are looking to generate monthly rental income, create a private space for family, or simply enjoy the flexibility of two complete living spaces, this home offers incredible value and versatility. Step inside to a grand two-storey foyer that opens into a bright and inviting main floor. The living room provides plenty of space for family gatherings, while the gourmet kitchen features granite countertops, stainless steel appliances, a corner pantry, and ample cabinetry. A dedicated home office, laundry area, and convenient 2-piece bath complete this level. Upstairs, the primary suite offers a relaxing retreat with a jetted tub, separate shower, and walk-in closet. Two additional bedrooms and a full 4-piece bath provide space for everyone. The fully finished basement adds even more flexibility, with a theatre room (wired for surround sound), a games area with bar, two flex rooms, and a 3-piece bath, perfect for a gym, home studio, or extra storage. But the true standout? The LEGAL CARRIAGE SUITE above the garage. A complete, self-contained living space with its own private entrance, kitchen with pantry, spacious living room with balcony, bedroom, 4-piece bath, and laundry. It's ideal for generating rental income, housing extended family, or creating a private guest space, all designed with the same quality finishes as the main home. Outside, enjoy a large deck and landscaped yard close to scenic walking paths along the canal. With a triple garage, plenty of parking, and endless possibilities, this property truly has it all. If you have been searching for a home that blends lifestyle, comfort, and investment opportunity, this is the one. Book your private showing today!