\$779,000 - 973 Channelside Road Sw, Airdrie

MLS® #A2245356

\$779,000

4 Bedroom, 5.00 Bathroom, 2,842 sqft Residential on 0.11 Acres

Canals, Airdrie, Alberta

Welcome to this FULLY finished home in the Canals with a LEGAL SUITE and TRIPLE GARAGE. Whether you are looking for extra space, a legal suite, or just a place with room to grow, this property offers it all. The spacious two-storey foyer creates an impressive entrance and flows effortlessly into the rest of the home. The main level features rich hardwood floors, a bright and spacious living room, and a gourmet kitchen with granite countertops, stainless steel appliances, corner pantry, and ample cabinetry. A dedicated home office, laundry area, and a 2pc bath complete this level. Upstairs, the primary bedroom offers a generous ensuite with a jetted tub, separate shower, and a walk-in closet. Two additional bedrooms and a full 4pc bathroom complete the upper floor. The fully finished basement delivers incredible versatility with a theatre room (ready for surround sound), games area with bar, two flexible-use rooms (perfect for storage, crafts, or a gym), and a 3pc bath. Step outside to a beautiful deck and spacious yard, an ideal spot to relax and spend time together. And the showstopper? The LEGAL SUITE above the garage, complete with its own private entrance, kitchen, pantry, spacious living room with balcony, bedroom, 4pc bath, and laundry, all designed to match the same high-end finishes found in the main home. Recent updates include FRESH PAINT and NEW CARPET in both the main house and the legal suite. Located just steps from scenic







pathways, green spaces, and the picturesque canals, in one of Airdrie's most desirable communities. Book your private showing today!

Built in 2013

Essential Information

MLS® # A2245356 Price \$779,000

Bedrooms 4
Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,842 Acres 0.11 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 973 Channelside Road Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3J4

Amenities

Parking Spaces 3

Parking Triple Garage Detached

of Garages 3

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite

Counters, Pantry, Soaking Tub, Wet Bar

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 71
Zoning R1

Listing Details

Listing Office CIR Realty

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