

# \$827,786 - 1065 Channelside Drive Sw, Airdrie

MLS® #A2267313

**\$827,786**

6 Bedroom, 4.00 Bathroom, 2,699 sqft  
Residential on 0.12 Acres

Canals, Airdrie, Alberta

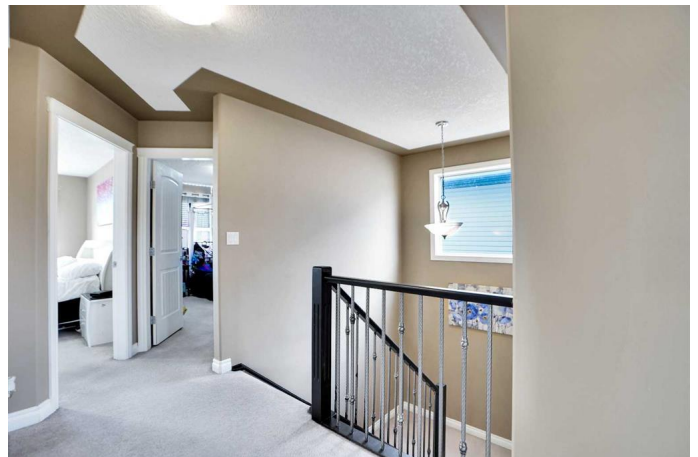
Welcome to this beautiful waterfront walk-out home with double garage featuring 6 bedrooms and 4 full bathrooms, including a fully finished walk-out basement with a 2-bedroom illegal suite.

This spacious and well-maintained home offers a bright, open layout with 9'™ knockdown ceilings and an open-to-below design that fills the main floor with natural light. The main level features a formal living/dinning room and a family room complete with a gas fireplace. A full bathroom and den provide flexibility for guests or a home office. The large kitchen offers stainless steel appliances, granite countertops, a ceramic tile backsplash, a center island, and plenty of cabinetry™perfect for family gatherings and entertainment. A convenient main-floor laundry area with washer and dryer adds extra functionality.

Upstairs, you™ll find four generous bedrooms plus a loft/bonus room and a full bathroom. The primary bedroom includes a walk-in closet and a 5-piece ensuite with a jetted tub and dual sinks.

The fully finished walk-out basement includes a 2-bedroom illegal suite with a separate entrance™ideal for extended family or potential rental use (subject to city approval).

Enjoy the peaceful setting backing onto green



space and the canal, offering privacy and scenic views. Conveniently located close to transit, schools, shopping, and downtown.

This home is easy to show and ready to move in. Book your private viewing today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267313    |
| Price          | \$827,786   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,699       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1065 Channelside Drive Sw |
| Subdivision | Canals                    |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | t4b 3k4                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Is Waterfront  | Yes                    |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Jetted Tub |
|-------------------|--------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                              |
| Cooling         | None                                                                                    |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 1                                                                                       |
| Fireplaces      | Gas                                                                                     |
| Has Basement    | Yes                                                                                     |
| Basement        | Full                                                                                    |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Playground, Private Yard               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lake, Waterfront |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Siding                                 |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 1                  |
| Zoning         | R1                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.