



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**929 CHANNELSIDE Road, Airdrie T3K 5C5**

MLS® #: **A2182418**

Area: **Canals**

Listing Date: **12/06/24**

List Price: **\$870,000**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 06-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **4,876 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,273**  
Low Sqft:  
Ttl Sqft: **2,273**

DOM

**47**  
Layout  
Beds: **5 (4 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Private**  
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Dining Room</b>	<b>Main</b>	<b>36`4" x 40`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>29`6" x 32`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>39`11" x 40`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>28`5" x 52`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>38`7" x 45`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>38`0" x 41`0"</b>
<b>Office</b>	<b>Main</b>	<b>28`5" x 26`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	

Bedroom  
Bedroom  
Bedroom - Primary

Second  
Second  
Suite

28`5" x 30`4"  
39`1" x 41`3"  
41`7" x 35`0"

Bedroom  
Bedroom - Primary  
4pc Bathroom

Second  
Second  
Suite

38`10" x 41`3"  
66`5" x 49`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

0512550

Zoning:  
**R1**

Remarks

Pub Rmks:

**4 BEDROOM HOME WITH A 1 BEDROOM LEGAL CARRIAGE SUITE!!** 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 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 countertops 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 **CARRIAGE SUITE** above. This recently updated 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 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. Don't miss the chance to make this your forever home!

Inclusions:  
Property Listed By:

none  
Coldwell Banker Vision Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















