\$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 cabinetryâ€"perfect for family gatherings and entertainment. A convenient main-floor laundry area with washer and dryer adds extra functionality.

Upstairs, you'II 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 entranceâ€"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, Jetted Tub, Kitchen Island, Open Floorplan

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 4

Zoning R1

Listing Details

Listing Office Royal LePage METRO

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