

\$805,000 - 973 Channelside Road Sw, Airdrie

MLS® #A2245356

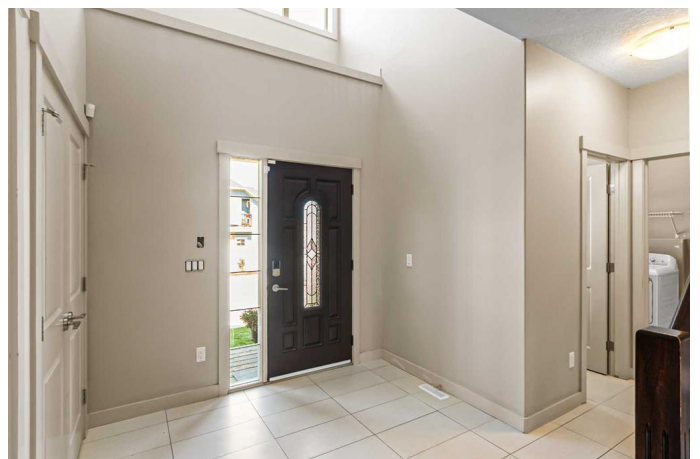
\$805,000

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 house. 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	\$805,000
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	25
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

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.