

# \$564,900 - 101 Channelside Cove Sw, Airdrie

MLS® #A2231673

**\$564,900**

2 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.10 Acres

Canals, Airdrie, Alberta

Welcome home to this spacious and beautiful corner lot bungalow located in the master built community of the Canals in Airdrie. Close to schools, parks, shopping and recreation. This open concept home is perfect for a new family! Incredible kitchen with a coffee bar area, vaulted ceilings, a master bedroom with a 4 piece ensuite, and a custom built multi-level patio in the backyard are just some of the amazing features this home has to offer! Add your personal touch and design exactly what you want in the huge undeveloped basement! Theater room? Games room? Man cave? Extra bedrooms? All of the above? No problem, there is room for it all! What are you waiting for? View TODAY! (Some photos have been virtually staged)

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231673    |
| Price          | \$564,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,107       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101 Channelside Cove Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 3J1                 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                                     |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden                                       |
| Lot Description   | Irregular Lot                                |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 125             |
| 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.