



1179 Channelside Drive Airdrie Alberta

\$449,700

Welcome home to this charming 3-bedroom fully finished townhome located in the heart of Airdrie. As you step inside, you'll be greeted by an inviting open concept floor plan with 9-foot ceilings, setting the stage for a comfortable and spacious living experience. The kitchen is a highlight of the main floor, featuring sleek quartz countertops, ample workspace, stainless steel appliances, and plenty of storage to meet all your culinary needs. Whether you're preparing meals for your family or entertaining friends, this kitchen has you covered. The living area provides plenty of space for quality time with loved ones or hosting gatherings, while the adjacent dining area offers ample room for family dinners or special occasions. Venturing upstairs, you'll find three well-appointed bedrooms, including a lovely master suite. The master bedroom boasts a walk-in closet and a private ensuite bathroom for your convenience. The other two bedrooms are generously sized and offer flexibility for various uses. Plus, the convenience of having the laundry on the upper level is a significant benefit. The basement has been tastefully finished and offers versatility, accommodating your specific needs, whether it be a cozy family room, a home office, or a play area for kids. You'll appreciate the convenience of the attached garage, complete with built-in storage solutions, making it easy to keep your belongings organized. Additionally, the townhome's location is a true gem, as it's within walking distance of the path system along the scenic canals, providing a perfect backdrop for leisurely walks or bike rides. This townhome is also in close proximity to shopping centers, coffee shops, grocery stores, schools, the bus route, and virtually any other amenity you might require. The low condo fees and a well-managed complex add to the overall appeal, ensuring that your new home experience ...

Recreational, Games room 22.42 Ft x 20.00 Ft	4pc Bathroom 7.33 Ft x 4.92 Ft
Kitchen 11.67 Ft x 11.67 Ft	Bedroom 12.33 Ft x 10.92 Ft
Dining room 11.67 Ft x 8.42 Ft	Bedroom 11.08 Ft x 10.58 Ft
Living room 15.83 Ft x 10.83 Ft	4pc Bathroom 7.92 Ft x 4.92 Ft
2pc Bathroom 6.17 Ft x 2.67 Ft	Laundry room 8.25 Ft x 5.17 Ft
Primary Bedroom 19.92 Ft x 10.00 Ft	

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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