

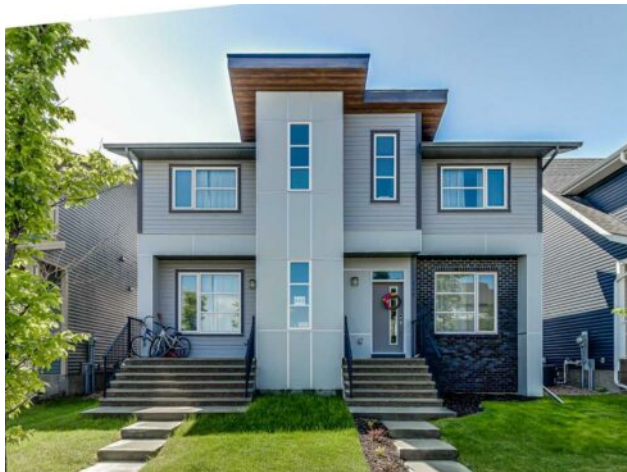


**GRASSROOTS**  
REALTY GROUP

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**225 Chinook Gate Park SW**  
**Airdrie, Alberta**

**MLS # A2233282**



**\$575,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,609 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Built-in closet organizers

Stylish & Spacious Home in Chinook Gate &ndash; Prime Location & Incredible Value!!!! Discover this affordable gem in the heart of Chinook Gate&mdash;just two blocks from an amazing playground and within walking distance to the future school site! This beautifully maintained and fully developed 4 bedroom 3 1/2 bathroom duplex offers the comfort and space of a detached home, without the price tag. Step inside to a bright, open-concept main floor, flooded with natural light from large windows. The spacious front family room flows seamlessly into the gourmet kitchen, featuring ceiling-height white cabinets, upgraded stainless steel appliances (including a built-in microwave and slide-in range), a walk-in corner pantry, and an oversized island&mdash;perfect for prep or entertaining. The dining area easily accommodates a table for eight, while a tucked-away half bath offers convenience without compromising flow. The built in shelving/storage in the front entry closet will help keep things organized! Patio doors off the kitchen lead to a fully fenced backyard with a thoughtfully crafted deck, privacy wall, and stylish railings. The yard is beautifully landscaped with a path to the double detached, insulated garage&mdash;say goodbye to winter scraping! Upstairs, the generous primary suite offers a walk-in closet with built-ins shelving and a luxurious ensuite with dual sinks, a 5' shower, and separate toilet room. Two additional bedrooms (one with built in shelving in the closet), a full bathroom, a bonus room, and a convenient upstairs laundry complete the upper level. The separate side entrance opens to the fully finished basement&mdash;featuring a fourth bedroom, full bathroom, and a huge rec room ideal for a home gym, theatre, or office space. This inviting home is walking distance to schools (including the nearby high school), Chinook Winds Park,

restaurants, shopping, and quick access to Hwy 2. You’ll love living in this vibrant, newer community. Don’t miss out—schedule your private showing today!