



GRASSROOTS
REALTY GROUP

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505 Chinook Winds Gardens SW
Airdrie, Alberta

MLS # A2240194



\$605,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Detached, Garage Door Opener, Other, Parking Pa		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Ecobee thermostat, window/door sensors, ensuite shower shelves		

VIRTUAL TOUR INCLUDED* *Immediate Possession Now Available Welcome to this beautifully upgraded, move-in-ready home located in the desirable new community of Chinook Gate: located just 30 minutes from Calgary with excellent access to schools, parks, and endless amenities for families and individuals at any stage of life. Built in 2022 (first/only possession 2023), this stunning detached home combines style, functionality, and future-ready technology to meet all your modern living needs - plus a BRAND NEW detached DOUBLE GARAGE: a fantastic bonus that adds both functionality and value to your new home. Inside, you'll find thoughtfully curated upgrades throughout – from the beautiful WATERFALL ISLAND in the kitchen to UPGRADED APPLIANCES, every detail has been designed for comfort and efficiency. The office includes a BUILT-IN wrap-around desk, offering a dedicated workspace perfect for remote professionals or students. Smart home features elevate convenience and peace of mind: Smart door & window sensors to monitor movement & an Ecobee thermostat system. Additionally, the home is prepped for solar panels and wired throughout for internet and TV in all bedrooms, bonus room, office, and living room. The basement is ready for future development: thoughtfully relocated mechanical room & roughed-in ready for a bathroom offering flexibility to create additional living space. Whether outside enjoying your SOUTH FACING BACKYARD or staying inside, your new TRIPLE PANE WINDOWS and CENTRAL A/C ensure year-round comfort. Don't miss your chance to call this beautifully upgraded Chinook Gate home yours. Book a showing today!