



GRASSROOTS
REALTY GROUP

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**1073 Chinook Gate Heath SW
Airdrie, Alberta**

MLS # A2240413



\$660,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	na
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Discover this stunning 4-bedroom, 3.5-bathroom, two-story residence featuring a detached double garage and air conditioning for your comfort. This home also boasts permanent outdoor lighting, perfect for enhancing your outdoor space year-round. Ideally located within walking distance to Chinook Winds Park, you'll enjoy easy access to beautiful green spaces and recreational activities. The main floor boasts a modern open concept design, complete with a dedicated office space. Enjoy cooking in the stylish kitchen equipped with stainless steel appliances, quartz countertops, a beautiful backsplash, and a sleek hood fan chimney. Two spacious pantries provide ample storage, while the large dining and living rooms offer plenty of space for entertaining. A convenient half bath completes the main level. Step outside to your professionally landscaped backyard, featuring a deck and low-maintenance artificial grass—perfect for outdoor gatherings! The fully developed basement includes a cozy family room, a spacious bedroom, and a 4-piece bathroom, providing additional living space for family or guests. Upstairs, you'll find a versatile bonus room, two generously sized bedrooms, a 4-piece bathroom, and a laundry room. The primary bedroom is a true retreat, featuring a walk-in closet with custom storage and a luxurious 4-piece ensuite. Don't miss out—call now for your private showing!