



**GRASSROOTS**  
REALTY GROUP

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**1093 Chinook Gate Heath SW**  
**Airdrie, Alberta**

**MLS # A2240556**



**\$639,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,748 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry		

**Inclusions:** tv brackets attached to walls, 1 garage remote, A/C

Welcome to this two-storey GEM designed with your growing family in mind. From the moment you arrive, the charming front porch and standout curb appeal make a warm first impression. Inside, the main floor offers a generous layout perfect for everyday living and entertaining. A 4-panel sliding glass door along the back brings in an abundance of southern sunlight, highlighting the off-white cabinetry, oversized kitchen island (with seating for at least three of your favourite humans), and an abundance of pot and pan drawers. Hosting the whole extended family? No problem &mdash; there's space to spare for big dinners and celebrations. Working from home is a breeze thanks to the DEDICATED HOME OFFICE (Or Yoga Room, Art Studio etc) with a large sunny window and a modern barn door that closes for quiet focus. Upstairs, a centrally located bonus room keeps the peace by providing separation between the spacious kids' rooms and your serene primary suite &mdash; a personal sanctuary in the sky, complete with a private ensuite, a huge walk-in closet, and your very own balcony, perfect for sipping coffee at sunrise or enjoying a peaceful evening read. The upper-level laundry room is flooded with light, making everyday chores feel a little brighter. Downstairs, the fully finished basement (professionally developed by the builder) features a massive rec room, extra storage space, a full bathroom, and an additional bedroom &mdash; perfect for guests, teenagers, or visiting family. Outside, everything's move-in ready: low-maintenance landscaping, a spacious deck built for BBQs and gatherings, a built-in bench for lounging, and a neat, well-kept fence. The extra-wide garage easily fits your vehicles and gear. Plus, enjoy the bonus features &mdash; reverse osmosis water system, central A/C, and a water softener. The LOCATION is a win

too: just a quick stroll to Chinook Winds Park, splash park, ball diamonds, so many trails, shopping, dining, and a smooth commute into Calgary. CHECK US OUT TODAY!!