



**GRASSROOTS**  
REALTY GROUP

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**1121 Chinook Gate Bay SW**  
**Airdrie, Alberta**

**MLS # A2240697**



**\$539,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Wired for Sound		
<b>Inclusions:</b>	N/A		

\*\*\*\* 10,000 Price Reduction\*\*\*\*Welcome to this stunning, fully upgraded Home located in the highly sought-after community of Chinook Gate, Airdrie! This beautifully maintained property boasts 1,817 sq ft of total living space, including a fully finished basement and thoughtful upgrades throughout. As you step inside, you'll immediately notice the 9 ft ceilings and abundance of natural light that enhance the open-concept main floor. Enjoy elegant touches such as luxury vinyl plank flooring, a cozy fireplace, and a gourmet kitchen featuring quartz countertops, maple cabinetry, and stainless-steel appliances—perfect for entertaining or everyday living. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and another 4-piece bathroom offer ample space for family or guests. Enjoy built-in speaker wiring throughout the main floor and master bedroom—perfect for music lovers or home audio enthusiasts. The fully developed basement adds incredible value with a separate entrance, large living room, bedroom, and an additional 4-piece bathroom—ideal for guests or personal use. The house offers additional amenities such as central Air- Conditioning, concrete parking pad and a deck. This home truly has it all — style, functionality and location. Don't miss your chance to make it yours. Book your private showing today!