



GRASSROOTS
REALTY GROUP

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501 CHINOOK GATE Square SW
Airdrie, Alberta

MLS # A2244764



\$615,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 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 Lane, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Built in Microwave Oven, Basement appliances: Refrigerator, Washer and Dryer, all window blinds

Discover your dream home in Airdrie's peaceful Chinook Gate! This immaculately maintained two-story boasts a unified, modern design from its charming covered front patio to its professionally developed basement. Step inside to a bright, open-concept layout where every inch is optimized. The spacious living room, with its large windows and cozy fireplace, flows seamlessly into the dining area – perfect for daily life and entertaining. The efficient U-shaped kitchen features an eat-in bar, stainless steel appliances, and quartz countertops. A convenient powder room and mudroom complete the main floor. Upstairs, the primary bedroom easily fits a king-sized bed and offers a 3-piece ensuite and walk-in closet. You'll also find two more bedrooms, a 4-piece main bathroom, and a notably roomy laundry area with extra storage. A major highlight is the professionally finished basement with a separate side entrance. This versatile space mirrors the home's modern aesthetic with laminate flooring, a bedroom, rec room, kitchenette, and its own washer/dryer and 3-piece bath. Outside, the expansive backyard is ready for your personal touch and includes a covered deck. A double detached garage provides secure parking. This home truly blends design and comfort for an exceptional Airdrie lifestyle. Don't miss out – schedule your viewing today!