



GRASSROOTS
REALTY GROUP

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154 Chinook Gate Boulevard
Airdrie, Alberta

MLS # A2247815



\$459,900

Division:	Chinook Gate		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,487 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 280
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting		

Inclusions:	None
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**** OPEN HOUSE: Saturday, September 6th 11-1pm **** Enjoy sunny, bright living in this beautifully maintained end unit townhome, offering 4 bedrooms, 3.5 bathrooms, and nearly 2,050 sq ft of total living space (1,497 sq ft above grade plus 551 sq ft in the fully finished basement). Step into a spacious entryway that leads up to a light-filled living room featuring large windows and a cozy fireplace. The open-concept kitchen boasts a central island with quartz counter tops and direct access to a private, landscaped backyard, ideal for enjoying summer evenings. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with its own ensuite. The fully developed basement adds even more living space with a forth bedroom, a full bathroom, and a versatile rec room; perfect for guests, a home gym, or movie nights. Located in the desirable community of Chinook Gate, you're just minutes from parks, schools, shopping, and all the amenities Airdrie has to offer.