



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1209 Chinook Gate Bay SW
Airdrie, Alberta

MLS # A2256671



\$695,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

***OPEN HOUSE this SUNDAY 21 2-4PM *** September Welcome to this spacious family home with over 2200 square feet, close to schools and Chinook Winds regional Park, this home combines space, comfort, and convenience. Inside you will find a generous sized entry, a large functional kitchen and a bright, airy living space. The main floor also has a conveniently located office that provides a quiet spot to work or study. Upstairs you will find a impressive primary suite, complete with walk in closet and luxurious 5 piece bathroom, your personal retreat at the end of the day. The upper level also includes three additional bedrooms, a large laundry area, and a bonus room, ideal for a playroom or media space. The home also has an unfinished basement that is ready for your finishing touches, imagine a home theatre, games room, or additional bedrooms. This home offers both a space and location you will love, don't miss the opportunity to make this one yours!