



**GRASSROOTS**  
REALTY GROUP

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**280 Chinook Gate Park SW**  
**Airdrie, Alberta**

**MLS # A2257111**



**\$589,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Solar panels on house and garage, sectional couch in basement, garden shed, work benches and shelving in garage. Stereo, bar fridge, and TV in garage, sandbox and hammock stand.

Absolutely gorgeous semi detached 4 bedroom home on a massive corner lot, (34.7 X 120ft), across from a playground and LOADED with upgrades! Welcome inside to the beautiful kitchen which comes with upgraded 42" maple kitchen cabinets, granite counters, upgraded S/S appliances, custom coffee bar, large island, and full height hoodfan. The main floor also features a spacious living room with a gas fireplace with custom wood mantle and a private 2pce bath tucked around the corner. Upstairs there is a nice bonus room, 3 bedrooms and UPSTAIRS LAUNDRY as well as a 4pce bath. The large primary bedroom has a 5pce ensuite and a walkin closet. The basement is fully finished with a gorgeous family room with custom builtins, a 4th bedroom with a walkin closet, and a 4pce bath. Other great features include CENTRAL AC, 9ft ceilings on the main, custom Hunter Douglas roller blinds throughout, potlights throughout, upgraded spindle and railing, a 75 gallon gas hot water tank, and extra windows on the west side that provide great natural light. Outside upgrades include a newer 23 panel SOLAR system on house and garage, an oversized and heated double garage (25 X22.5ft) with 8ft door, builtin shelving, workbench, upgraded lighting, builtin speakers, and a TV. There is also an RV pad beside the garage and a custom shed to match the house and garage for extra storage. The beautifully landscaped yard features stamped concrete patio and sidewalks in the rear, raised flower beds, a cute sandbox, and a raised deck off the house with gas line for the bbq. This home is loaded with features and all under 600K!