



**GRASSROOTS**  
REALTY GROUP

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**832 Chinook Gate Parade SW  
Airdrie, Alberta**

**MLS # A2259019**



**\$659,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautiful Home in Airdrie at an Amazing Price! Welcome to Chinook Park, one of Airdrie's most sought after new family communities. This 1,800 sqft two-storey home has everything you need—and more! Thoughtfully maintained and updated with high-end finishes, it feels brand new from the moment you walk in. The main floor is open, bright, and welcoming with soaring 9-foot ceilings and oversized windows that flood the space with natural light. Step inside and you're greeted by a spacious front den—perfect for a home office, playroom, or creative space. Beyond that, the kitchen shines with quartz counters, upgraded stainless steel appliances, stylish black fixtures, and a stunning black Silgranite sink. Just off the kitchen is a bright dining area that easily fits a large table for family dinners or entertaining friends. The living room is cozy yet spacious, ideal for gatherings or simply unwinding. Upstairs, a huge central bonus room offers even more space to relax or play. The primary suite is bright and inviting, complete with a walk-in closet and a gorgeous 3-piece ensuite. Two more large bedrooms and an upstairs laundry room make daily life both comfortable and convenient. The private side entrance leads to a fully finished basement, giving you instant income potential or the perfect guest suite. Down here you'll find a kitchenette, dining and living areas, a spacious bedroom, and a full bathroom. Outside, the backyard is private and ready for summer evenings on the patio. The oversized garage (23' x 23') is fully finished, insulated, heated, and wired for all your projects—your dream man cave or hobby space! This home truly has it all: space, style, and unbeatable value. Come see it today and imagine the amazing life waiting for you here in Chinook Park!

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