



GRASSROOTS
REALTY GROUP

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1020 Chinook Gate Heath SW
Airdrie, Alberta

MLS # A2268568



\$722,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Security Camera, Doorbell Camera

Welcome to this meticulous, beautifully upgraded, lightly lived in home that blends modern design, comfort and thoughtful details throughout. Step inside and immediately notice the spacious feel created by 9-foot ceilings and durable luxury vinyl plank flooring on the main level. The stylish kitchen is a true showstopper, featuring quartz countertops, a Silgranit sink, extended backsplash and upgraded stainless steel appliances including a french door fridge with a slide-in range, built-in microwave and dishwasher. Enjoy seamless entertaining in the bright open-concept living area, complete with a TV conduit for hidden wiring and direct access to the deck with a BBQ gas line. Upstairs, comfort continues with upgraded carpet and 10lb underlay, a WiFi thermostat perfectly placed for improved bedroom temperature control and a convenient upstairs laundry. The impressive 18' x 15.5' bonus room is wired for 5.1 surround sound, equipped with a ceiling-mounted projector conduit and includes a 20A breaker outlet for A/V equipment—perfect for movie nights or gaming setups! Retreat to the spacious 16' x 13' primary suite, complete with a luxurious ensuite featuring double underhung sinks, a soaker tub and quartz countertops. The main upstairs bathroom also includes quartz counters, an extra set of drawers, and premium finishes throughout. Additional highlights include central A/C, a gas water heater and a 3-piece bathroom rough-in in the basement, offering flexibility for future development. Every detail in this home has been designed with style, comfort, and convenience in mind—an incredible opportunity for those looking for a move-in-ready, modern home with all the right upgrades. Perfect for extended family, guests, or Rental as a mortgage helper. Situated just steps from a serene community pond and walking trails,

this home also offers easy access to parks, baseball fields, a skate park, splash park, tennis/pickleball courts, and playgrounds. A short drive gets you to multiple schools, restaurants, Costco, CrossIron Mills, and all the key amenities you could ask for. With quick access to Yankee Valley Blvd and just 20 minutes to YYC Airport, you can enjoy a peaceful lifestyle in Airdrie with the convenience of Calgary just minutes away. Homes like this are rare—don't miss your chance! Schedule your private tour today and make this exceptional property yours!