



**GRASSROOTS**  
REALTY GROUP

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**1153 Chinook Gate Bay SW**  
**Airdrie, Alberta**

**MLS # A2271021**



**\$1,129,999**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,495 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, No Neighbours Behind, Pie S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Storage Shed in the Backyard

Welcome to this exceptional family home sitting on a massive pie-shaped corner lot, fully fenced with premium metal fencing and convenient RV parking through the alley. The beautifully landscaped backyard features a large finished deck—perfect for entertaining and outdoor living. As you step through the impressive double-door entrance, you’re greeted with a bright and open main floor that offers both functionality and luxury. Enjoy a full bedroom and a full bathroom on the main level, ideal for guests or multigenerational living. The upgraded gourmet kitchen includes built-in stainless steel appliances, quartz counters, and a spacious island, paired with a fully equipped spice kitchen for added convenience. A welcoming living room and dining area complete the main floor, creating the perfect flow for daily living. Upstairs, you’ll find 4 bedrooms, including two master bedrooms—each with its own spa-like ensuite (one 5-piece and one 4-piece). A large bonus room and a full laundry room add even more comfort and practicality. The home also features a 3-bedroom legal suite in the basement with 2 full bathrooms, a generous living area, and a full set of stainless steel appliances—ideal for rental income or extended family. Located just steps away from the pond, walking trails, and playgrounds, this home offers the perfect blend of luxury, space, and convenience for any family.