



**492 Chinook Gate Square SW  
Airdrie, Alberta**

**MLS # A2272245**



**\$830,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,717 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Level, Rectangular Lot		

<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this charming and beautifully arranged home in the welcoming community of Chinook Gate. Bright, comfortable living spaces and a thoughtful multi level design make this property an ideal place to settle in and enjoy everyday life. The main floor offers a warm and inviting living area filled with natural light, perfect for relaxing or spending time with family and friends. The kitchen provides ample cabinetry and workspace and flows easily into the dining area, creating a natural gathering point for meals and conversation. A convenient half bath completes this floor. On the second level, the primary bedroom offers a peaceful retreat with its spacious layout and private 5 piece ensuite. An additional bedroom and full bathroom complete this level and provide flexibility for family, guests or a home office. The third level adds even more appeal with a comfortable loft area, a full bathroom and another well sized bedroom. This floor is ideal for teens, extended family or anyone seeking extra privacy and personal space. The unfinished basement offers a clean and open area ready for storage, fitness equipment or future development that can suit your needs. Step outside to a private yard that is perfect for enjoying fresh air, outdoor dining or quiet moments at the end of the day. The neighbourhood features parks, pathways and quick access to nearby amenities, making it a pleasant and convenient place to live. This home blends comfort, space and location in a friendly and vibrant community.