

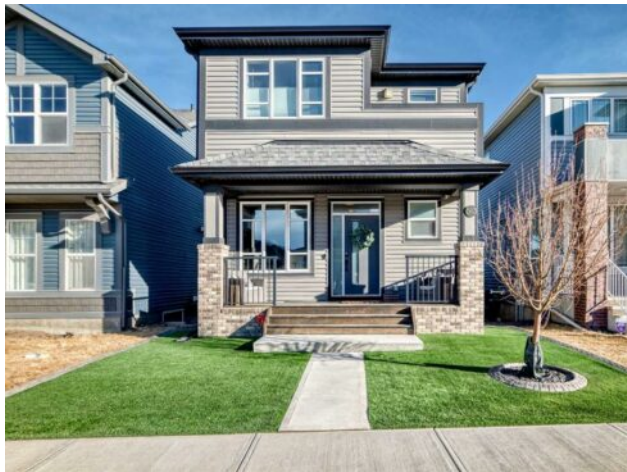


GRASSROOTS
REALTY GROUP

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513 Chinook Gate Square SW
Airdrie, Alberta

MLS # A2284483



\$660,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Window Blinds, Curtain Rods, TV Mounts x2, Wood Paneling in Primary & Bedroom, Outdoor Garden Box, Outdoor Built-In Kitchen with Propane BBQ

**** OPEN HOUSES, SAT. FEB. 14, 12-2PM & SUN. FEB. 15, 2-4PM **** Welcome to this stunning, completely move-in ready home in the sought-after community of Chinook Gate. Meticulously maintained and beautifully finished, the pride of ownership is evident from the moment you step through the front door. A generous west-facing office/den offers the perfect work-from-home space, filled with natural light. The bright, open-concept main living area is both functional and stylish, featuring a beautiful kitchen with upgraded lighting, a large island, pantry, ample cupboard space and gas stove. Timeless blue cabinetry paired with grey stone countertops creates a warm yet sophisticated atmosphere. The east-facing living room is a true showpiece, highlighted by an electric fireplace with a shiplap feature wall, natural wood mantle, and custom built-in shelving. An entire wall of windows floods the space with morning light. Both the front and backyard have been thoughtfully landscaped with low-maintenance turf. The backyard is an entertainer's dream, complete with a large deck, a built-in outdoor kitchen with BBQ, pergola and stone walkway — a space you'll never want to leave. Upstairs, you'll find a spacious bonus room and three bedrooms, including a large primary retreat featuring a 4 piece ensuite, a walk-in closet and incredible west-facing private balcony — the perfect place to enjoy your morning coffee. Convenient upper-floor laundry adds to the home's thoughtful design. The fully finished basement expands your living space with a fourth bedroom, generous recreation area, full bathroom, and plenty of storage. Additional highlights include air conditioning for summer comfort and a double detached garage for secure parking. There is truly nothing missing in this exceptional home — simply move in and start making

memories. Located in the vibrant community of Chinook Gate, residents enjoy year-round family events such as community BBQs, summer movie nights, and Easter egg hunts. Just a block from a park and minutes to Chinook Winds Park, schools (elementary through high school), and all amenities, this location offers the perfect blend of lifestyle and convenience.