



**1574 Chinook Gate Drive SW
Airdrie, Alberta**

MLS # A2288274



\$555,000

Division:	Chinook Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,675 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Welcome to the 'Oak' by Brookfield Residential, a beautifully crafted semi-detached home located in the desirable community of Chinook Gate in Airdrie. Thoughtfully designed to deliver exceptional functionality and modern style, this home is complete with a double detached garage and nearly 1,700 sq. ft. of above-grade living space. Featuring two spacious living areas, three bedrooms, and 2.5 bathrooms above grade, this home offers a smart and versatile layout ideal for today's lifestyle. Nine-foot ceilings enhance the sense of openness throughout the main floor, while the central kitchen serves as the true heart of the home. The kitchen is both stylish and functional, showcasing a large island, spacious pantry, and a full suite of stainless-steel appliances, perfect for cooking, entertaining, and everyday living. The bright dining area overlooks the front yard through large windows that bring in abundant natural light year-round. At the rear of the home, the great room features a wall of southwest-facing windows overlooking the private backyard, creating a warm and inviting space to relax. A convenient 2-piece powder room completes the main level. Upstairs, a central bonus room provides separation and privacy between the primary retreat and the secondary bedrooms. The spacious primary suite includes a walk-in closet and a beautifully finished 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete this family-friendly second floor. The basement offers excellent future development potential, with ample space for a fourth bedroom, a full bathroom, and recreation room. It also features a private entrance, ideal for those considering a future basement suite (subject to permits and approvals). Outside, the sunny backyard provides the perfect setting for relaxing or

entertaining during the warmer months. A rear double detached garage offers secure parking and additional storage year-round. Located in the heart of Chinook Gate, residents enjoy access to parks, playgrounds, green spaces, and convenient connections to major roadways — everything you need just minutes from your doorstep. Built with quality craftsmanship and backed by both a full builder warranty and the Alberta New Home Warranty program, this home offers style, comfort, and peace of mind in one exceptional package.