



**158 Chinook Gate Boulevard SW
Airdrie, Alberta**

MLS # A2294857



\$470,000

Division:	Chinook Gate		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,491 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry		

Inclusions: NONE

Step into the vibrant lifestyle of Chinook Gate, where community, convenience, and comfort come together perfectly. This family-friendly neighborhood offers everything you need just steps from your door — beautiful parks, scenic pathways, schools, and everyday shopping — making it an ideal place to call home. Welcome to a stunning, sun-filled **end-unit townhome** designed for modern living. This home immediately impresses with a dramatic **lofted entryway** and expansive west-facing windows that bathe the space in natural light. Just a few steps up, the main living area unfolds into a bright, open-concept layout with seamless sightlines from front to back. At the heart of the home is a gourmet kitchen featuring a large central island, sleek quartz countertops, and stylish modern finishes — the perfect space for cooking, hosting, and gathering with family and friends. The adjoining dining area and inviting living room, complete with a cozy fireplace, create a warm and welcoming atmosphere for both everyday living and entertaining. Step outside to your **private, landscaped backyard**, ideal for relaxing summer evenings or weekend get-togethers. Upstairs, you'll find **three generously sized bedrooms**, including a serene primary retreat with its own private ensuite. The fully finished basement expands your living space even further, offering a **fourth bedroom**, a full bathroom, and a versatile recreation room — perfect for guests, a home gym, or movie nights. With **3.5 bathrooms**, thoughtful design throughout, and the ease of **maintenance-free living**, this home checks every box. Located just minutes from all the amenities of **Airdrie**, this is more than a home — it's a lifestyle upgrade. **Don't miss your opportunity — book your private showing today!**