



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

**MLS # A2295230**



**\$489,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Level		

<b>Heating:</b>	Central, Natural Gas	<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>	Composite Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome home to this beautiful and peaceful 3-bedroom family half-duplex, ideally located facing a large park and just steps away from incredible community amenities. Enjoy easy access to a splash park, skate park, and ball diamonds—perfect for active families and outdoor living. This move-in ready home offers a bright open-concept main floor, designed with both comfort and functionality in mind. The stylish kitchen features elegant quartz countertops, a spacious dining area, and sleek stainless steel appliances, including an electric stove, built-in microwave, and dishwasher—perfect for everyday living and entertaining. Upstairs, the generous primary bedroom includes a private ensuite and a full walk-in closet. You’ll also love the convenience of upper-level laundry, making busy family life that much easier. Two additional bedrooms are thoughtfully set apart from the primary suite, offering added privacy for family members or guests. The basement comes with a separate back entrance and is ready for your future plans, complete with plumbing and laundry rough-ins. To top it all off, this home includes a double detached garage, providing ample parking and storage space. This is a fantastic opportunity to own a stylish, functional home in a vibrant, family-friendly location—don’t miss it!