



**1345 Chinook Gate Green SW
Airdrie, Alberta**

MLS # A2298666



\$799,999

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: Curtain rods and Window coverings

Luxury Living Backing Onto Serene Green Space/Future school Experience elevated living in this stunning luxury residence designed with elegance, comfort, and functionality in mind. Perfectly positioned backing onto tranquil green space with no rear neighbors, this exceptional home offers privacy, beautiful views, and a peaceful setting rarely found. From the moment you enter, you are welcomed by soaring 9-foot ceilings and impressive 8-foot doors that create a grand, open atmosphere. The thoughtfully designed main floor showcases office/flex room, Powder room and a seamless open-concept layout ideal for both everyday living and entertaining. The chef-inspired kitchen is beautifully appointed with built-in appliances, premium finishes, and sophisticated gold fixtures that add a touch of modern luxury throughout the home. With 6 spacious bedrooms and 3.5 bathrooms, this home offers exceptional flexibility for large families or multi-generational living. The property also features a fully legal 2-bedroom basement suite, providing an outstanding opportunity for rental income, extended family accommodation, or investment potential. Completing the home is a double attached front garage and a location that perfectly balances nature and convenience. This remarkable property blends luxury upgrades, thoughtful design, and income potential, making it a rare opportunity for discerning buyers seeking both style and value.