



**1005 Chinook Gate Heath SW  
Airdrie, Alberta**

**MLS # A2303357**



**\$637,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** TV Mounts. Upper cabinets in laundry room. Garage Heater, back yard string lights

**\*\*Open House Saturday April 25th from 1 pm - 4 pm\*\*** A home where everyday life comes together the way you have always imagined, set in the sought after community of Chinook Gate. Step inside to a bright, open main floor with 9' ceilings and a layout that brings people together. The kitchen sits at the center, finished with quartz countertops, stainless steel appliances, a corner pantry, and a large island where meals, conversations, and daily routines naturally unfold. The adjoining dining and living areas create a comfortable, connected space, anchored by a warm gas fireplace and filled with natural light. A main floor office with a barn door offers a quiet place to work or focus, along with a convenient 2-piece bathroom. Upstairs, a centrally located bonus room welcomes you from the stairs and creates separation between spaces, adding flexibility for family life. The primary suite offers a calm retreat with a walk in closet and a well finished ensuite featuring dual sinks, quartz counters, tile flooring, and an oversized tiled shower. Step out directly to your 5x15 balcony. Two additional bedrooms, a full bathroom, and an upper level laundry room complete the second floor. The unfinished basement is ready for your ideas, offering space to grow as your needs evolve. Outside, the fully landscaped and fenced yard extends your living space with a 10'x20' deck, perfect for relaxing or entertaining. The heated double detached garage is finished with the same level of detail has the home. The space is brightly lit and shows off its epoxy floor. Providing excellent space for vehicles, storage, and hobbies. Located on a quiet street just steps to parks, pathways, and Chinook Winds Regional Park, this home also benefits from exciting growth in the community, including a newly announced K to 9 school. A thoughtful home in a community designed for connection, convenience, and

long term value. Your next chapter starts here.