



**617 Chinook Gate Greenway SW
Airdrie, Alberta**

MLS # A2135892



\$674,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

This fantastic home offers versatile space for every family. With three bedrooms, a flex space, & a bonus room, there's room for everyone to relax or socialize. Imagine sitting on your sunny south facing porch, watching the kids play in the park with no roads to cross. Come inside & find a home with nearly 1900 square feet of developed space & an absolutely perfect layout. The main floor has 9 foot ceilings & a wide open floor plan that seamlessly blends the kitchen, dining room & spacious living room into a sizeable area ideal for entertaining friends & family. The kitchen is not only functional but also beautiful & is finished with elegant granite countertops, full height cabinetry, a corner pantry & a large island. The cozy living room, warmed by a delightful custom gas fireplace, is the perfect spot to unwind. A convenient two-piece bath and bright den complete the main floor layout. Ascend the staircase to discover a family room tailored for movie nights and relaxation. Three generously sized bedrooms await, including a primary suite features a walk-in closet, a five-piece ensuite, and a private balcony where you can enjoy your morning coffee. A second full bath and a dedicated laundry room add to the home's thoughtful design. Step outside onto the carefully crafted deck that features a natural gas line - perfect for summer barbecues & serene evenings by your natural gas fire pit. The OVERSIZED detached double garage provides ample space for vehicles & storage & thanks to the layout of this special lot you can also enjoy a dedicated parking spot next to the garage that can double as a dog run. The garage itself is heated & has 220 power, it's fully drywalled & painted & finished with additional lighting - it's perfect for hobbyists. The yard also features freshly installed sod & a second deck & garden box planters that lead to a side entry door. The unfinished basement features

3 large windows awaits your design. There is a real sense of community & you can enjoy family events at the park throughout the year such as Summer movie night, easter egg hunt Santa day! Quality of life is the main focus at Chinook Gate with homes offering the best innovations in architectural design and distinctive personality that reflect the boutique nature of the community. Chinook Gate is the perfect place to enjoy the charm of a small-town lifestyle without sacrificing all the amenities of a big city. This unique parkland community offers aspiring and active families an effortless walk-to access to Chinook Wind park - one of the region's great recreation areas. Featuring 3 playgrounds, a splash park, skate park, basketball, volleyball, baseball & more. A new K-8 school has been announced for the area. Other notable upgrades & features: Triple Pane Windows with Custom Blind package throughout, Central AC, custom lighting in the den, kitchen & dining area, Weedman lawn treatment services booked & paid for for the remainder of 2024. Immaculately kept & in move in condition.