



**1365 Chinook Gate Green SW  
Airdrie, Alberta**

**MLS # A2158741**



**\$759,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Chinook Gate                                    |               |                  |
| <b>Type:</b>     | Residential/House                               |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,241 sq.ft.                                    | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                          |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                       |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Square Shaped Lot |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry |                   |      |

**Inclusions:** N/A

**\*\*Stunning Home with Main-Level Bedroom and Full Bath, Backing onto Green Space\*\*** Discover your dream home in this stunning, newly constructed property designed for modern living with luxurious touches throughout. Nestled in a quiet and desirable neighborhood, this home backs onto a peaceful green space, offering tranquility and beautiful views from your backyard. As you step through the front door, you're welcomed by an open-concept layout that effortlessly combines style and comfort. The main level features a bright, spacious living room with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The gourmet kitchen is a chef's dream, equipped with sleek, high-end appliances, ample storage, and beautiful countertops, perfect for hosting dinners or enjoying casual meals with family. For added convenience, a separate spice kitchen allows for extra cooking space, keeping the main kitchen spotless for entertaining. One of the highlights of this home is the main-floor bedroom, paired with a full bathroom. This thoughtful design is perfect for accommodating guests, elderly family members, or anyone who values the ease of main-level living. Upstairs, you'll find generously sized bedrooms and bathrooms, offering privacy and relaxation. The master suite is a true retreat, complete with a luxurious ensuite bathroom and walk-in closet. Other upper-level bedrooms are spacious and versatile, perfect for a growing family or additional office space. The home's basement remains unfinished, providing endless possibilities to design your own custom space. Whether you envision a home theater, game room, gym, or extra living quarters, this space can be tailored to fit your lifestyle. Outside, the property opens up to beautiful green space, providing a serene backyard escape perfect for outdoor gatherings, gardening,

or simply relaxing in nature. This home offers everything you need and more—modern conveniences, stylish finishes, and the opportunity to add your personal touch with the development of the basement. It's an opportunity you won't want to miss!