



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2195548**



**\$749,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,244 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<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, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Stunning Home with Main-Level Bedroom and Full Bath, Backing onto Green Space This beautiful home is located in a quiet and desirable neighborhood, backing onto a peaceful green space for added privacy and stunning backyard views. As you step inside, the open-concept layout welcomes you with a bright and spacious living room, featuring large windows that fill the space with natural light. The gourmet kitchen is perfect for cooking and entertaining, complete with high-end appliances, sleek countertops, and ample storage, along with a separate spice kitchen to keep things tidy. A key highlight of this home is the main-floor bedroom with a full bath, ideal for guests, elderly family members, or anyone who prefers the ease of main-level living. Upstairs, the master suite offers a private ensuite and walk-in closet, while the additional spacious bedrooms provide flexibility for family, work, or hobbies. The unfinished basement offers unlimited potential—whether you want a home theater, gym, playroom, or extra living space, you can customize it to suit your lifestyle. Outside, the serene backyard opens up to green space, creating the perfect setting for outdoor gatherings, gardening, or simply unwinding in nature. With modern finishes, thoughtful design, and room to grow, this home is a rare opportunity you don't want to miss!