

**211 Chinook Gate Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2295194**



**\$460,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Low Maintenance Landscape		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome home to this beautiful, peaceful 3-bedroom family home, perfectly situated facing a large park and surrounded by fantastic amenities within walking distance. When you come for a viewing, be sure to explore the nearby splash park, skate park, and ball diamonds—ideal for active families. This move-in ready home features an open-concept main floor designed for both everyday living and entertaining, highlighted by elegant quartz countertops and a spacious dining area. The modern kitchen is equipped with sleek stainless steel appliances, including an electric stove, built-in microwave, and dishwasher. Upstairs, the generous primary bedroom offers a private ensuite bathroom and a full walk-in closet. For added convenience, the washer and dryer are also located on the upper level—perfect for busy households. The two additional bedrooms are thoughtfully positioned away from the primary suite, providing extra privacy. This home truly has everything a growing family needs—don't miss your opportunity to make it yours!