

1020 Chinook Gate Heath SW
Airdrie, Alberta

MLS # A2305951



\$684,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Security Camera, Doorbell Camera

Welcome to 1020 Chinook Gate Heath, a meticulously lightly lived in and beautifully upgraded home thoughtfully designed to blend modern style, comfort, and everyday functionality. From the moment you step inside, you are greeted by a sense of openness created by 9-foot ceilings and durable luxury vinyl plank flooring that extends throughout the main level. Every detail has been carefully considered to create a space that feels both refined and inviting. The kitchen is a standout feature, offering a sophisticated and highly functional space for cooking and entertaining. It is appointed with quartz countertops, a Silgranit sink, an extended backsplash, and upgraded stainless steel appliances, including a French door refrigerator, slide-in range, built-in microwave, and dishwasher. The bright, open-concept living area flows seamlessly from the kitchen and is enhanced by a TV conduit for clean, hidden wiring. From here, step outside to the deck, complete with a convenient BBQ gas line, making outdoor gatherings effortless. Upstairs, comfort continues with plush upgraded carpeting and a 10 lb underlay, creating a warm and quiet retreat. A WiFi-enabled thermostat is strategically placed to optimize temperature control in the bedrooms, and the convenience of an upper-level laundry room adds to the home's thoughtful layout. The spacious 18' x 15.5' bonus room is designed for entertainment, featuring wiring for 5.1 surround sound, a ceiling-mounted projector conduit, and a dedicated 20-amp breaker outlet for audio-visual equipment, making it ideal for movie nights or gaming. The primary suite offers a generous 16' x 13' layout, providing a comfortable and private retreat. The ensuite is well-appointed with double underhung sinks, quartz countertops, and a relaxing soaker tub. The main upstairs bathroom continues the

elevated finishings with quartz counters, additional storage drawers, and cohesive, high-quality details throughout. Additional features include central air conditioning, a gas water heater, and a basement with a 3-piece bathroom rough-in, offering excellent potential for future development. This home is well suited for a variety of living arrangements, including accommodating extended family, hosting guests, or creating a secondary living space. Situated in a desirable and amenity-rich area of Airdrie, this property is just steps from a peaceful community pond and scenic walking trails. Residents enjoy easy access to parks, baseball fields, a skate park, splash park, tennis and pickleball courts, and multiple playgrounds. A short drive connects you to local schools, restaurants, Costco, and CrossIron Mills, along with a wide range of everyday conveniences. With quick access to Yankee Valley Boulevard and approximately 20 minutes to Calgary International Airport, this location offers a perfect balance of tranquility and accessibility. Opportunities like this are not often available - book your private showing today!