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GRASSROOTS REALTY GROUP

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476 CHINOOK GATE SQUARE Street SW Airdrie, Alberta

MLS # A2353990

$635,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, No Back Lane, No Neighbours Behind, Stand		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RES
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Discover your dream home in this newer desired neighborhood, Chinook Gate, in Airdrie This home is designed for modern living with luxurious touches throughout. 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 family room with large windows that pours in 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 Quartz counter-tops, perfect for hosting dinners or enjoying casual meals with family. The walk thru pantry allows you to unload groceries before entering the kitchen, Upstairs, you'll find generously sized bedrooms and bathrooms, offering privacy and relaxation. The master suite is amazing with a luxurious en-suite bathroom and walk-in closet. The two other upper-level bedrooms are spacious and versatile, perfect for a growing family or additional office space. The home has air conditioning to cool you down on those hot summer nights, and a fireplace to cuddle in front of during those cold winter days. 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 is a spacious landscaped backyard with a deck and barbecue pad and underground sprinklers 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!

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