

1562 Chinook Gate Drive SW
Airdrie, Alberta

MLS # A2355426

\$533,800

Division:	Chinook Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Discover the perfect balance of modern design, everyday comfort, and thoughtful functionality at 1562 Chinook Gate Drive SW, located in the welcoming community of Chinook Gate in Airdrie. This beautifully designed Wicklow model by Brookfield Residential offers over 1,650 sq. ft. of developed above-grade living space, featuring 3 bedrooms, 2.5 bathrooms, and a versatile layout ideal for families, first-time buyers, or those looking for a stylish and functional place to call home. The main floor welcomes you with a bright, open-concept design that seamlessly connects the spacious great room, dining area, and contemporary kitchen. Positioned at the front of the home, the generous great room offers a comfortable space to relax or entertain, with large windows inviting plenty of natural light. The well-appointed kitchen features a central island with an eating bar, ample cabinetry, a chimney-style hood fan, and a convenient walk-in pantry, providing an ideal setting for both everyday meals and hosting guests. The adjoining dining area offers plenty of room for gatherings, while a convenient powder room completes the main level. On the upper level, a centrally located bonus room provides an additional living space while thoughtfully separating the primary suite from the secondary bedrooms for added privacy. The spacious primary retreat features a walk-in closet and a well-appointed 4-piece ensuite with dual vanities and a fully tiled shower with a built-in niche. Two additional bedrooms provide comfortable accommodations for family or guests, with one featuring its own walk-in closet. A full bathroom and convenient laundry room complete the upper level. The unfinished basement provides excellent potential for future development (subject to approvals), allowing you to customize the space to suit your needs. A separate exterior entrance adds further

flexibility for future possibilities.. Additional highlights include a BBQ gas line, a complete appliance package with washer and dryer, and a double detached garage at the rear of the property, providing convenient parking and additional storage. Ideally situated in Chinook Gate, this home offers convenient access to nearby green spaces, outdoor recreation, and future transit connections. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, 1562 Chinook Gate Drive SW presents an excellent opportunity to enjoy comfortable, modern living in one of Airdrie's growing neighbourhoods. *Please note: Property is under construction and photos are not an exact representation of the property for sale.