

## 1209 Chinook Gate Bay SW Airdrie, Alberta

**MLS # A2207435**



# \$740,000

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,252 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this wonderful 2-Storey over 2,200 sq.ft. developed home nestled in the highly desirable and family-oriented community of Chinook Gate, Airdrie. The front door opens to a wide foyer leading to a convenient home office/den and a formal dining room. From there you will see the spacious living room, bathed in natural light streaming through bright windows and imagine cozy evenings by the fireplace. The fully functional kitchen features lots of cabinets fitted with LED lighting, high-end stainless-steel appliances, including wall oven and microwave. For your master chef skills, a sizable pantry, and a large quartz island with a sink. The dining area also features a glass door to the large rear maintenance-free deck and of course, a great place to entertain, enjoy nature or have the kids run around. This level also has a 2pc powder room for you and your guest's convenience. The staircase to the upper-level welcomes you to a large Bonus/ Family room just for relaxation or an extra space for entertainment.. your choice. The owner's suite comes with its own 5-piece ensuite with a separate shower and a tub. This level also has 3 more good sized bedrooms and a full main bathroom and Laundry. The on-touched basement with side entry await your creativity and genius . The fully fenced and landscaped backyard also enhances the privacy and complements the enjoyment of this home. You will be close to schools, as well as transportation, shopping, and many other amenities. This well-priced home is one you will not want to miss.