

1365 CHINOOK GATE Green, Airdrie T4B 5J2

MLS®#: **A2158741** Area: **Chinook Gate** Listing Date: **08/20/24** List Price: **\$759,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,507 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

30
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|--------|----------------|----------------|--------|----------------|
| Entrance | Main | 8`5" x 14`11" | 4pc Bathroom | Main | 4`11" x 7`9" |
| Bedroom | Main | 8`8" x 7`9" | Kitchen | Main | 13`5" x 16`1" |
| Dining Room | Main | 10`0" x 9`11" | Living Room | Main | 12`11" x 12`8" |
| Other | Main | 11`6" x 9`9" | Spice Kitchen | Main | 8`10" x 5`6" |
| Bedroom | Second | 11`2" x 21`10" | Walk-In Closet | Second | 6`6" x 5`7" |
| Bedroom | Second | 11`7" x 11`6" | Walk-In Closet | Second | 4`7" x 5`8" |
| 5pc Bathroom | Second | 5`4" x 11`7" | Bonus Room | Second | 17`4" x 13`0" |

Laundry
Walk-In Closet

Second
Second

5`4" x 7`9"
10`1" x 4`2"

Bedroom - Primary
5pc Ensuite bath
Legal/Tax/Financial

Second
Second

12`0" x 12`10"
10`7" x 8`9"

Title:
Fee Simple
Legal Desc:

2111721

Zoning:
R1-U

Remarks

Pub Rmks:

****Stunning Home with Main-Level Bedroom and Full Bath, Backing onto Green Space** Discover your dream home in this stunning, newly constructed property designed for modern living with luxurious touches throughout. Nestled in a quiet and desirable neighborhood, this home backs onto a peaceful green space, offering tranquility and beautiful views from your backyard. 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 living room with large windows that flood the space with 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 countertops, perfect for hosting dinners or enjoying casual meals with family. For added convenience, a separate spice kitchen allows for extra cooking space, keeping the main kitchen spotless for entertaining. One of the highlights of this home is the main-floor bedroom, paired with a full bathroom. This thoughtful design is perfect for accommodating guests, elderly family members, or anyone who values the ease of main-level living. Upstairs, you'll find generously sized bedrooms and bathrooms, offering privacy and relaxation. The master suite is a true retreat, complete with a luxurious ensuite bathroom and walk-in closet. Other upper-level bedrooms are spacious and versatile, perfect for a growing family or additional office space. 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 opens up to beautiful green space, providing a serene backyard escape 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!**

Inclusions:
Property Listed By:

N/A
RE/MAX Rocky View Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













