



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 CHINOOK GATE Boulevard, Airdrie T4B 4V3**

MLS®#: **A2161368**

Area: **Chinook Gate**

Listing Date: **08/30/24**

List Price: **\$489,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **2,368 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,494**  
Low Sqft:  
Ttl Sqft: **1,494**

DOM

**20**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot,Lawn,Landscaped,Level,Paved,See Remarks**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 13`6"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`0" x 1`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`9" x 4`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`2" x 12`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`1" x 12`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 17`11"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`2" x 11`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 13`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`0"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 10`9"</b>	<b>Laundry</b> Legal/Tax/Financial	<b>Basement</b>	<b>2`11" x 5`7"</b>
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Condo Fee: <b>\$272</b>		Title: <b>Fee Simple</b>		Zoning: <b>M2</b>	
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Legal Desc:	<b>2011228</b>				
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Remarks

Pub Rmks: **Opportunity knocks! This corner unit townhome, boasting over 2,100 sq. ft., offers 4 bedrooms and 4 baths, providing ample space and versatility. Upon entering, you'll find a flexible room perfect for a large home office or gym. The bright and inviting living room features large windows that flood the space with natural light. A powder bath is conveniently located nearby, leading to the modern kitchen with quartz countertops and a dining area. The dining area opens to a spacious, fully finished backyard—one of the largest in the development—complete with a sitting area and additional side yard space. Two parking stalls are conveniently located directly behind the unit, with a fully paved alley. The upper level features a lovely primary suite with a 4-piece ensuite, plus two additional bedrooms and another stylish 4-piece bath. An extra storage cubby area above the stairs adds to the practicality. The professionally developed lower level includes a bedroom, a large family room, and a 4-piece bathroom with tiled bathtub and flooring. The laundry area is also on this level, alongside ample storage space for all your needs. Enjoy added comfort during hot summer months with central air conditioning. Chinook Winds Regional Park is just down the road...offering. This park offers over 55 acres of developed parkland space and offers an abundance of activities; Over 2 km of paved pathways, ball diamonds, beach volleyball, playgrounds, skateboard & spray park, and multi-use courts. Don't miss out—this residence is a true gem!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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











