



THE
A-TEAM

**RE/MAX
FIRST**

572 CHINOOK GATE Square, Airdrie T4B 5C9

MLS®#: **A2162170** Area: **Chinook Gate** Listing Date: **09/02/24** List Price: **\$769,900**
 Status: **Pending** County: **Airdrie** Change: **-\$15k, 14-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **4,477 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,275**
 Low Sqft:
 Ttl Sqft: **2,275**

DOM

80
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Faces Front,Heated Garage,On Street**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **French Door,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 16`5"
Office	Main	8`11" x 8`10"
Bedroom - Primary	Upper	17`1" x 11`9"
Bedroom	Upper	10`5" x 11`0"
Exercise Room	Basement	15`11" x 13`7"
Bedroom	Basement	12`10" x 11`11"
5pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	17`9" x 11`4"
Bonus Room	Upper	13`5" x 16`5"
Bedroom	Upper	10`5" x 11`0"
Laundry	Upper	6`10" x 5`3"
Bedroom	Basement	9`11" x 10`7"
Den	Basement	9`10" x 7`11"
4pc Bathroom	Basement	

2pc Bathroom

Main

4pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

1811615

Zoning:
R1-U

Remarks

Pub Rmks:

Welcome Home to 572 Chinook Gate SQ SW, Airdrie, AB Upgraded Home on a South facing corner lot in the community of Chinook Gate! Lots of Parking and Located across from a park! 2 Storey home w/ Fully developed basement has 5 Bedrooms, 4 bathrooms. There is Central A/C, a Front Office w/ French Doors and built in bookshelves. Open Modern layout on the main level, comes w/ 9' ceilings (main floor and basement) many pot lights and lots of large windows (Blinds that go up and down, is Powered for the stairwell window) letting in all the natural sunlight, durable laminate flooring. The Kitchen has Tall white cabinets w/ under lighting, subway tiled backsplash, Stainless Steel High-end appliances (GE Café plus Bosch Super Silent Dishwasher 38db) window over the 6 burner gas stove, Quartz countertops, soft-close drawers, breakfast counter Island, walk-thru pantry. Hidden garbage/recycle bin, Spice drawer. Large Dining Room has door that leads to the sunny south backyard. Living Room comes w/ gas Tile surround fireplace. A 2 pc bathroom and a mudroom w/ huge closet complete the main level. Iron spindled staircase lead to the upstairs, Bonus Room. Double doors enter into the Primary Suite features a 5pc Ensuite w/ tile floors (Heated bathroom floors (in all 3 full bathrooms) a soaker tub, walk-in shower, and a walk-in closet. 2 other large bedrooms, a 4pc Bathroom comes w/ Quartz counters, and Laundry Room complete the upstairs level. Down in the basement there is a gym (Gym equipment NEG) (could be easily transitioned back into a family room) 2 Bedrooms, 4pc Bathroom, and a Den. Outside-in the backyard there is 4.5x4 landing with a BBQ gas hookup and a 15x25 irregular stamped cement Patio, Power hookup. Fully landscaped and fully-fenced. Double Attached Garage out front is heated and has a Utility sink w/ hot/cold tap in garage Garage wall-mounted storage racks. Very Easy access to 24St and Yankee Valley Blvd, Walking distance to Chinook Winds Park and Walking paths, schools, parks, and the many amenities. This home is a must see! Schedule your private viewing **CALL TODAY!**

Inclusions:
Property Listed By:

**Negotiable -Gym Equipment, Trampoline, Wall mounted Garage Shelving
Real Estate Professionals Inc.**

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













