



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1313 CHINOOK GATE Green, Airdrie T4B 5J1**

MLS®#: **A2166980**

Area: **Chinook Gate**

Listing Date: **09/18/24**

List Price: **\$885,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,845 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,275**  
Low Sqft:  
Ttl Sqft: **2,275**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None,Private Entrance,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>15`0" x 12`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 12`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bonus Room</b>	<b>Upper</b>	<b>12`0" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 13`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 10`1"</b>

4pc Bathroom  
Game Room  
Bedroom

Upper  
Basement  
Basement

13`2" x 15`11"  
10`0" x 10`5"

Laundry  
Bedroom  
4pc Bathroom  
Legal/Tax/Financial

Upper  
Basement  
Basement

11`2" x 10`0"

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R1-U

0

Remarks

Pub Rmks: **SHOW HOME FOR SALE! The stunning Dawson show home in Chinook Gate is for sale! This beautiful show home is loaded with upgrades and designer touches throughout and backs onto a green space. Featuring 5 bedrooms, 3.5 bathrooms and nearly 3,000 square feet of developed living space, this beautiful brand new home is perfect for a growing family of any size! The custom designed designer kitchen features natural wood cabinets accented by turquoise upper cabinets. The kitchen is complete with quartz countertops and a suite of stainless appliances including a built-in oven and gas cooktop. A butler's pantry and walkthrough pantry with built-in shelving leading to the mud room provide added convenience for everyday living. The kitchen overlooks the large dining area and sprawling living space. The large living area is complete with a central gas fireplace, custom window treatments and a wall of windows overlooking the backyard. The main level is complete with resilient vinyl plank flooring and a 2 pc powder room. Open iron spindle and maple railings lead to the second level where you'll find the bonus room at the front of the home, overlooking the front street. The primary suite is complete with a walk-in closet and 5 pc ensuite including a soaker tub, a walk-in shower and dual sinks. Two more generous-sized bedrooms, a full bathroom and laundry room complete the second level. The fully developed basement has a central rec room, two bedrooms and a full bathroom - perfect for a growing family or space for visiting guests. Located in the heart of Chinook Park, this beautiful brand new show home is loaded with upgrades including custom wall colours, wall treatments, designer lighting, elevated window treatments and so much more. This is your opportunity to buy a brand new show home and move-in before the end of the year! This new home includes builder warranty and Alberta New Home Warranty.**

Inclusions: N/A  
Property Listed By: Charles

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









