



THE
A-TEAM

**RE/MAX
FIRST**

476 CHINOOK GATE Square, Airdrie T4B 4V9

MLS®#: **A2171231**

Area: **Chinook Gate**

Listing Date: **10/07/24**

List Price: **\$739,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,940 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,752**
Low Sqft:
Ttl Sqft: **1,752**

DOM

45
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Oven,Microwave Hood Fan,Refrigerator**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 10`10"	Dinette	Main	11`0" x 9`6"
Family Room	Main	13`0" x 14`0"	2pc Bathroom	Main	0`0" x 0`0"
Pantry	Main	0`0" x 0`0"	Bedroom - Primary	Upper	13`10" x 14`7"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	10`9" x 10`0"
Bedroom	Upper	10`0" x 11`0"	Great Room	Upper	14`1" x 14`7"

Laundry

Upper

4pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

Zoning:
RES

2010602

Remarks

Pub Rmks:

Discover your dream home in this newer desired neighborhood in Airdrie This home is designed for modern living with luxurious touches throughout. 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 family room with large windows that pours in 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 Quartz counter-tops, perfect for hosting dinners or enjoying casual meals with family. The walk thru pantry allows you to unload groceries before entering the kitchen, Upstairs, you'll find generously sized bedrooms and bathrooms, offering privacy and relaxation. The master suite is amazing with a luxurious en-suite bathroom and walk-in closet. The two other upper-level bedrooms are spacious and versatile, perfect for a growing family or additional office space. The home has air conditioning to cool you down on those hot summer nights, and a fireplace to cuddle in front of during those cold winter days. 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 is a spacious landscaped backyard with a deck and barbecue pad and underground sprinklers 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
REAL BROKER

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









