



THE
A-TEAM

**RE/MAX
FIRST**

348 CHINOOK GATE Close, Airdrie T4B 4V4

MLS®#: **A2178864** Area: **Chinook Gate** Listing Date: **11/12/24** List Price: **\$569,999**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **2,467 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,409**
 Low Sqft:
 Ttl Sqft: **1,409**

DOM

71
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 12`9"	Kitchen	Main	12`7" x 12`9"
Dining Room	Main	11`1" x 7`9"	Laundry	Second	7`3" x 3`7"
Bedroom - Primary	Second	11`5" x 13`4"	Bedroom	Second	8`2" x 11`7"
Bedroom	Second	9`6" x 8`4"	4pc Ensuite bath	Second	7`7" x 4`9"
4pc Bathroom	Second	7`8" x 4`9"	2pc Bathroom	Main	4`8" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712405

Zoning:
R2

Remarks

Pub Rmks: **This beautifully crafted home by Excel Homes is designed for flexibility, openness, and practical living, making it perfect for families at all stages. The modern layout offers both connected and private spaces, enhanced by luxury vinyl plank flooring and quartz countertops. The main floor features an open layout with a centrally located kitchen, a spacious dining area at the back, and a bright great room at the front with large windows—ideal for relaxing or hosting gatherings. The kitchen boasts stainless steel appliances, a stylish hood fan, and a large island with an eating bar, great for casual meals and family time. Upstairs, you'll find two comfortable bedrooms and a master suite with a walk-in closet, an ensuite, and a conveniently placed laundry room. Don't wait—schedule your viewing today!**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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











