



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**596 CHINOOK GATE Square, Airdrie T4B5E2**

MLS®#: **A2180385**

Area: **Chinook Gate**

Listing Date: **11/24/24**

List Price: **\$729,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **3,982 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,312**  
Low Sqft:  
Ttl Sqft: **2,312**

DOM

**27**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                     | Level         | Dimensions            |
|--------------------------|---------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>   | <b>5`1" x 5`0"</b>    |
| <b>Kitchen</b>           | <b>Main</b>   | <b>11`9" x 16`3"</b>  |
| <b>Office</b>            | <b>Main</b>   | <b>8`10" x 9`1"</b>   |
| <b>4pc Bathroom</b>      | <b>Second</b> | <b>7`3" x 8`0"</b>    |
| <b>Bedroom</b>           | <b>Second</b> | <b>11`2" x 12`11"</b> |
| <b>Family Room</b>       | <b>Second</b> | <b>13`8" x 16`7"</b>  |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>13`8" x 18`10"</b> |

| Room                    | Level         | Dimensions           |
|-------------------------|---------------|----------------------|
| <b>Dining Room</b>      | <b>Main</b>   | <b>15`1" x 8`5"</b>  |
| <b>Living Room</b>      | <b>Main</b>   | <b>13`5" x 16`7"</b> |
| <b>Storage</b>          | <b>Main</b>   | <b>4`6" x 8`1"</b>   |
| <b>5pc Ensuite bath</b> | <b>Second</b> | <b>12`11" x 9`1"</b> |
| <b>Bedroom</b>          | <b>Second</b> | <b>11`2" x 10`6"</b> |
| <b>Laundry</b>          | <b>Second</b> | <b>7`0" x 5`4"</b>   |
| <b>Walk-In Closet</b>   | <b>Second</b> | <b>13`0" x 4`3"</b>  |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1811615**

Remarks

Pub Rmks: **Welcome to this beautiful 2 story detached house in the most desiable community of Chinook gate. It offers over 2300 sq feet living area above grade. This Mckee built home with a double attached garage offers loads of upgraded and updated finishes is situated on a MASSIVE PIE LOT, with back alley access! Newly fenced backyard offers low maintance landscaping with beautiful concrete tile sitting area. Mere steps to the Chinook Winds Park which features a water park, skateboard park, beach volley ball, baseball diamonds, basket ball nets, hockey rink and kilometers of walking paths. The main floor den off the front entry would make a perfect office or toy room and even has added privacy with double French doors. The living room, beautiful kitchen with walk in pantry & eating area have a nice flow and with large window where there is lots of light. The kitchen has quartz countertops and stainless steel appliances including a gas stove & fridge with ice and water. Upstairs there is a generously sized bonus room, a laundry room with a washer/dryer and 3 spacious bedrooms. The master ensuite has a large walk in closet, soaker tub, separate shower and dual sinks. The garage has epoxy flooring. A paved rear lane allows for easy back yard access. This newer Airdrie neighborhood is masterfully planed with parks, pathways, and a comfortable family friendly appeal. Don't miss out on this amazing property!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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











