



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

59
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
2pc Bathroom	Main	5`1" x 5`0"
Kitchen	Main	11`9" x 16`3"
Office	Main	8`10" x 9`1"
4pc Bathroom	Second	7`3" x 8`0"
Bedroom	Second	11`2" x 12`11"
Family Room	Second	13`8" x 16`7"
Bedroom - Primary	Second	13`8" x 18`10"

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

Title: **Fee Simple**
Zoning: **R-1N**
Legal Desc: **1811615**

Remarks

Pub Rmks: ****OPEN HOUSE SUNDAY JAN 12, 2025 12-2PM** 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











