

276 CHINOOK GATE Park, Airdrie T4B 4V3

Utilities:

Chinook Gate Listing 01/09/25 List Price: **\$559,900** MLS®#: A2186486 Area:

Status: **Pending** County: Airdrie Change: None Association: Fort McMurray

Date:



General Information

Residential Sub Type: Semi Detached (Half

Duplex)

Finished Floor Area Airdrie Abv Saft: 1,637

1,637

2018 Low Sqft:

Ttl Sqft: 2,678 sqft

2 Ttl Park: 2 Garage Sz:

3 (3)

3.5 (3 1)

2 Storey, Side by Side

DOM 13

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, See Remarks

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, Forced Air, Natural Gas **Vinyl Siding, Wood Frame**

Sewer: Flooring:

Ext Feat: Other **Carpet, Ceramic Tile, Laminate** Water Source:

> Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	55`9" x 43`3"	Kitchen	Main	45`1" x 29`3"
Dining Room	Main	43`3" x 25`8"	Den	Main	17`3" x 9`0"
Bonus Room	Upper	39`1" x 38`3"	Family Room	Lower	53`7" x 52`9"
Laundry	Upper	19`5" x 19`2"	Furnace/Utility Room	Lower	60`2" x 52`9"
Bedroom - Primary	Upper	45`1" x 37`6"	Bedroom	Upper	39`1" x 26`10"
Bedroom	Upper	29`3" x 27`11"	3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom Lower 0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R2

Legal Desc: **1712405**

Remarks

Pub Rmks:

This stunning, fully finished home in the desirable Chinook Gate community is the perfect family retreat. Offering an impressive 2400 SF of living space, this home features 3 spacious bedrooms, 4 bathrooms, and a finished basement with a separate side entrance, ideal for growing families or those needing extra space. The main floor offers a bright and open concept, with 9' ceilings and large windows allowing natural light to flood the space. Main floor layout consists of a large living room, den/office area, beautiful cook's delight kitchen, equipped with sleek Quartz countertops, stainless steel appliances, plenty of cupboard space, corner walk-in pantry, and an under-mount sink in the large center island with pendant lighting & extra seating for casual dining, perfect for preparing meals and hosting. The cozy dining area will accommodate family dinners or game night with friends, and flows seamlessly into the backyard, where you'll enjoy your own private oasis complete with a composite deck, pergola over the hot tub (included), fully fenced & landscape yard and a double detached garage. Upstairs, the primary suite offers a peaceful retreat, featuring a large walk-in closet and a 3 pce ensuite with a walk-in shower, Quartz countertops & tile flooring. Two additional bedrooms share another full bathroom with tile flooring and Quartz countertop. A convenient upper-floor laundry room with newer washer/dryer adds extra ease to everyday living. The finished basement enhances the home's livability with a large family room, 4-piece bathroom, and abundant storage space. The separate side entrance offers additional possibilities. Located just a short walk from parks, green spaces, schools, and amenities, this home offers both comfort and convenience. Don't miss the opportunity to view this beauty before it's gone! Available for quick possession.

Inclusions: Hot Tub included (as is), Natural Gas BBQ

Property Listed By: 2% Realty

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