



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**452 CHINOOK GATE Square, Airdrie T4B 4V9**

MLS®#: **A2188766**      Area: **Chinook Gate**      Listing Date: **01/21/25**      List Price: **\$749,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2020**      Abv Sqft: **2,299**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,869 sqft**      Ttl Sqft: **2,299**  
 Lot Shape:

DOM

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

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard, Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Laminate, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Garden, Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 16`6"	Dining Room	Main	11`1" x 7`11"
Kitchen	Main	11`9" x 15`5"	Mud Room	Main	6`3" x 8`7"
Office	Main	9`1" x 9`0"	2pc Bathroom	Main	4`11" x 5`0"
Bedroom	Upper	11`0" x 10`6"	Bedroom	Upper	11`1" x 12`11"
Family Room	Upper	13`6" x 16`5"	Laundry	Upper	6`11" x 5`4"
Bedroom - Primary	Upper	11`10" x 15`2"	Walk-In Closet	Upper	12`10" x 4`4"

4pc Bathroom

Upper

7' 2" x 8' 0"

5pc Ensuite bath  
Legal/Tax/Financial

Upper

12' 10" x 9' 0"

Title:  
**Fee Simple**  
Legal Desc:

1712405

Zoning:  
**R1-U**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY 2-4 Welcome to Chinook Gate, where luxury and comfort converge in this beautiful two-story family home. From its prime location on a large pie-shaped lot to its numerous upgrades and thoughtful design, this home does not disappoint! As you step inside, you will immediately notice the bright and open floor plan, designed to maximize space and natural light. The main floor features a dedicated home office with elegant double French doors, providing a quiet and professional environment for remote work. The heart of the home is undoubtedly the kitchen, a culinary enthusiast's dream. It boasts full-height cabinets with glass inserts and accent lighting, sleek quartz countertops, upgraded plumbing fixtures and top-of-the-line stainless steel appliances. The kitchen also includes a spacious walk-through pantry leading to the mudroom, ensuring convenience and organization. Adjacent to the kitchen, the great room invites you to unwind and entertain. The cozy ambiance is enhanced by a full-height tile fireplace, complemented by stylish floating shelves and additional upper windows. A large window in the great room offers a picturesque view of the beautifully landscaped backyard. Step outside from the kitchen to the expansive back deck, an ideal setting for family barbecues and outdoor gatherings. The backyard is a true sanctuary, featuring a rock retaining wall, a stained wood fence for privacy, trees, and a large garden shed for storage. The second story of this family home offers three spacious bedrooms and a large versatile bonus room. The Master Suite is a retreat in itself, offering a spa-like en-suite bathroom with quartz countertops, a double vanity, an indulgent soaker tub, a sleek tile and glass shower as well as elegant flooring. The Master Suite also includes a large walk-in closet to accommodate your wardrobe needs and a quiet sitting area next to the window. For added convenience, there is a laundry room upstairs, making chores a breeze. The undeveloped basement presents a blank canvas for your creativity, featuring two large windows and roughed-in plumbing, ready for your personal touch. Additional features include central AC and home security system. This home is conveniently located with easy access to 24th St. and Yankee Valley Boulevard, and is within close walking distance to popular Chinook Winds Park, scenic walking paths, schools, and a variety of amenities. This stunning home at Chinook Gate is a must-see, don't miss the opportunity to make it yours!**

Inclusions:  
Property Listed By: **window treatments, TV wall mounts x2  
RE/MAX House of Real Estate**

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























