



THE
A-TEAM

**RE/MAX
FIRST**

1629 CHINOOK GATE Drive, Airdrie T4B 5J4

MLS®#: **A2190440**

Area: **Chinook Gate**

Listing Date: **01/27/25**

List Price: **\$649,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,696

Year Built:

2023

Low Sqft:

Lot Information

Ttl Sqft:

1,696

Lot Sz Ar:

2,582 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Level

Alley Access,Parking Pad

DOM

5

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 12`8"	Kitchen	Main	14`2" x 8`10"
Dining Room	Main	13`2" x 8`6"	2pc Bathroom	Main	5`2" x 4`10"
Bedroom - Primary	Second	15`0" x 10`11"	5pc Ensuite bath	Second	12`3" x 5`8"
Walk-In Closet	Second	6`10" x 5`7"	Bedroom	Second	11`10" x 8`2"
Walk-In Closet	Second	5`3" x 4`5"	Bedroom	Second	8`11" x 8`6"
4pc Bathroom	Second	7`10" x 4`10"	Laundry	Second	6`7" x 6`4"
Bonus Room	Second	11`11" x 10`1"			

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2110762

Remarks

Pub Rmks: **This beautiful house is one of the most popular model due to its incredible layout! Walking distance to School, parks, play ground and Just two Kilometers away from Gurudwara Sahib. Offering 3 bedrooms, 2.5 bathrooms, living area, Fire Place, Quartz Kitchen Island and a full basement with its own side entrance , this property offers endless potential and Amazing view of the park and playground and city, This property must be seen to be appreciated! The modern design boasts nearly 1,696 square feet of living space above grade + the full basement that awaits your imagination. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment that feels spacious throughout. The large kitchen has plenty of working space with central island for entertaining and is complete with an pantry with plenty of storage space. Stainless steel appliances including a gas cooktop, chimney hood fan and built-in microwave and oven complete the seamless look of the kitchen. Spacious backyard and Double Concrete Parking Pad . The upper level of the home has a central bonus room that is perfect for a TV area and this central room separates the primary area from the secondary bedrooms. The primary Bedroom is complete with a large walk-in closet and 4 pc en suite and walk-in shower. Two more bedrooms, a full bathroom, laundry room and large linen closet complete the second level. The basement has Big egress window and ample space for a bedroom, bathroom recreation area and kitchen if desired (subject to local municipality approval). This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Don't wait and book your showing now .**

Inclusions:
Property Listed By: **NONE**
Century 21 Bravo Realty

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













