

**1625 CHINOOK GATE Drive, Airdrie T4B 5J4**

MLS®#: **A2194090**      Area: **Chinook Gate**      Listing Date: **02/10/25**      List Price: **\$599,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 16-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2023**  
 Lot Information  
 Lot Sz Ar: **2,582 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**  
 Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,636**  
 Low Sqft:  
 Ttl Sqft: **1,636**

DOM

**12**  
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,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

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

Legal/Tax/Financial

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, Feature wall, 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: **Window Blinds/ Drapes as seen**  
Property Listed By: **Century 21 Bravo Realty**

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

















