



THE
A-TEAM

**RE/MAX
FIRST**

1361 CHINOOK GATE Green, Airdrie T4B5J2

MLS®#: **A2195530** Area: **Chinook Gate** Listing Date: **02/20/25** List Price: **\$870,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,513 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,253**
 Low Sqft:
 Ttl Sqft: **2,253**

DOM

2
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Private Entrance**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Gas Cooktop,Gas Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`7"	Dining Room	Main	10`4" x 10`9"
Spice Kitchen	Main	8`10" x 5`6"	Kitchen	Main	15`0" x 15`2"
Living Room	Main	12`8" x 12`10"	Office	Main	8`9" x 11`7"
Bedroom - Primary	Second	12`7" x 14`7"	Walk-In Closet	Second	7`0" x 6`9"
5pc Ensuite bath	Second	10`8" x 15`11"	4pc Bathroom	Second	5`4" x 11`7"
Bedroom	Second	13`0" x 15`9"	Bedroom	Second	13`9" x 11`7"
Family Room	Second	17`5" x 14`7"	Laundry	Second	5`4" x 7`10"

Bedroom Lower 12`7" x 14`4"
4pc Bathroom Lower 7`10" x 4`11"
Game Room Lower 11`4" x 9`9"

Bedroom Lower 10`1" x 12`2"
Kitchen Lower 8`3" x 10`2"
Furnace/Utility Room Lower 8`10" x 17`1"
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-U**
Legal Desc: **2111721**

Remarks

Pub Rmks: **This stunning home is located in a quiet, family-friendly neighborhood, backing onto a peaceful green space for extra privacy and beautiful backyard views. Inside, the bright and open-concept layout welcomes you with large windows and 3 panel patio door that bring in plenty of natural light. The modern kitchen is designed for both style and function, featuring high-end appliances, sleek countertops, and lots of storage, plus a separate spice kitchen to keep the main space clean while cooking. The main floor also includes a flex room, perfect for a home office, playroom, or extra sitting area, along with a convenient half-bathroom for guests. Upstairs, the master suite is a private retreat, complete with a spa-like ensuite and a spacious walk-in closet. The additional large bedrooms offer plenty of space for family, guests, or a home office. The illegal basement suite is a fantastic bonus, featuring 9 ft ceilings, 2 bedrooms, a full kitchen, and a separate living area, making it ideal for extended family or rental income. Outside, the backyard opens up to a scenic green space, perfect for relaxing, gardening, or entertaining. With modern finishes, a functional layout, and an income-generating basement suite, this home has everything you need—don't miss out on this great opportunity!**

Inclusions: **N/A**
Property Listed By: **Prep Ultra**

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









