



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1361 CHINOOK GATE Green, Airdrie T4B5J2**

MLS®#: **A2195530**

Area: **Chinook Gate**

Listing Date: **02/20/25**

List Price: **\$849,999**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 05-Apr**

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:

Access:

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

DOM

**45**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

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 bedroom 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 illegal 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**













