



THE
A-TEAM

**RE/MAX
FIRST**

1365 CHINOOK GATE Green, Airdrie T4B5J2

MLS®#: **A2195548** Area: **Chinook Gate** Listing Date: **02/20/25** List Price: **\$775,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,511 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,243**
 Low Sqft:
 Ttl Sqft: **2,243**

DOM

2
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 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,Garage Control(s),Gas Cooktop,Gas Range,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`9"	Bedroom	Main	8`8" x 11`6"
Dining Room	Main	9`1" x 10`1"	Kitchen	Main	8`9" x 15`10"
Spice Kitchen	Main	8`10" x 5`7"	Living Room	Main	13`11" x 12`8"
5pc Ensuite bath	Second	10`7" x 11`8"	5pc Bathroom	Second	5`3" x 11`5"
Bedroom	Second	13`8" x 11`7"	Bedroom	Second	13`0" x 15`11"
Family Room	Second	17`5" x 14`5"	Laundry	Second	5`4" x 8`3"
Bedroom - Primary	Second	12`7" x 14`9"	Walk-In Closet	Second	10`1" x 7`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2111721

Remarks

Pub Rmks: **Stunning Home with Main-Level Bedroom and Full Bath, Backing onto Green Space** This beautiful home is located in a quiet and desirable neighborhood, backing onto a peaceful green space for added privacy and stunning backyard views. As you step inside, the open-concept layout welcomes you with a bright and spacious living room, featuring large windows that fill the space with natural light. The gourmet kitchen is perfect for cooking and entertaining, complete with high-end appliances, sleek countertops, and ample storage, along with a separate spice kitchen to keep things tidy. A key highlight of this home is the main-floor bedroom with a full bath, ideal for guests, elderly family members, or anyone who prefers the ease of main-level living. Upstairs, the master suite offers a private ensuite and walk-in closet, while the additional spacious bedrooms provide flexibility for family, work, or hobbies. The unfinished basement offers unlimited potential—whether you want a home theater, gym, playroom, or extra living space, you can customize it to suit your lifestyle. Outside, the serene backyard opens up to green space, creating the perfect setting for outdoor gatherings, gardening, or simply unwinding in nature. With modern finishes, thoughtful design, and room to grow, this home is a rare opportunity you don't want to miss!

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

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









