



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**800 CHINOOK GATE Parade, Airdrie T4B5E2**

MLS®#: **A2197032**

Area: **Chinook Gate**

Listing Date: **03/14/25**

List Price: **\$650,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **3,038 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,825**  
Low Sqft:  
Ttl Sqft: **1,825**

DOM

**22**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Gazebo,Other,See Remarks**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle,Metal**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

| Room | Level | Dimensions | Room                | Level | Dimensions |
|------|-------|------------|---------------------|-------|------------|
|      |       |            | Legal/Tax/Financial |       |            |

Title: **Fee Simple**  
Legal Desc: **1811615**

Zoning: **R1-L**

Remarks

Pub Rmks: **Welcome to your next chapter in the vibrant and family-friendly community of Chinook Gate! This stunning 4-bedroom, 3.5-bathroom home is perfectly situated on a desirable END LOT, offering extra space, and a home that's absolutely flooded with NATURAL LIGHT! From the moment you step inside, you'll be impressed by the stylish laminate flooring, OPEN CONCEPT layout, and the warm, welcoming ambiance. The spacious living area features a CUSTOM FIREPLACE that adds a cozy, modern touch—perfect for relaxing nights at home. The heart of the home is the gorgeous kitchen, complete with FULL HEIGHT CABINETS, stainless steel appliances, and a huge KITCHEN ISLAND that's perfect for entertaining, meal prep, or gathering with family and friends. Upstairs, you'll find a versatile BONUS ROOM—great for a home office, media space, or playroom—as well as generously sized bedrooms and a serene primary retreat with a full ensuite. The fully finished basement adds even more value with an (illegal) suite, separate SIDE ENTRANCE, offering a living space ideal for guests, extended family, or potential rental income. Outside, enjoy the convenience of a double detached garage, and take advantage of the great location close to parks, schools, and local amenities. Plus, with quick access to Calgary, your commute is always just a short drive away. This is the one you've been waiting for—bright, stylish, and move-in ready!**

Inclusions: **Refrigerator downstairs, Electrive Stove Downstairs, Microwave Hoodfan downstairs, Gazebo**

Property Listed By: **Century 21 Bravo Realty**

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

















