



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2204382**      Area: **Chinook Gate**      Listing Date: **03/22/25**      List Price: **\$519,999**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      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: **2,583 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet**  
 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:

DOM

**15**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`7" x 27`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>23`3" x 43`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>31`9" x 45`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>55`9" x 42`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>25`8" x 16`2"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>18`10" x 40`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>26`10" x 39`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>31`2" x 36`4"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>38`10" x 39`1"</b>	<b>Laundry</b>	<b>Upper</b>	<b>21`1" x 21`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>35`6" x 42`8"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R2**

Legal Desc:

2110762

Remarks

Pub Rmks:

**This 1,616 sq ft home is a great mix of comfort and style. With 3 spacious bedrooms and 2.5 bathrooms, it offers plenty of room for families or those who enjoy hosting. The open living area is bright and inviting, with lots of natural light streaming through big windows. A cozy fireplace adds a nice touch to the living room, making it the perfect spot to relax. The kitchen is a standout, featuring a large quartz island that's both practical and beautiful. It's perfect for meal prep or entertaining guests. The dining area next to it offers plenty of space for family meals or gatherings with friends. The full basement with a side entrance is full of potential, whether you want to turn it into a home gym, extra living space, or just need more storage (all these can be achieved when you complete it). There's also a bonus room that can be whatever you need—a home office, playroom, or entertainment area. Outside, the backyard is a peaceful space, ideal for relaxing or hosting summer barbecues. The double parking pad is convenient, and with parks, school and playgrounds just around the corner, this home is perfect for families. With its great location, smart layout, and all the extra features, this home is a must-see!**

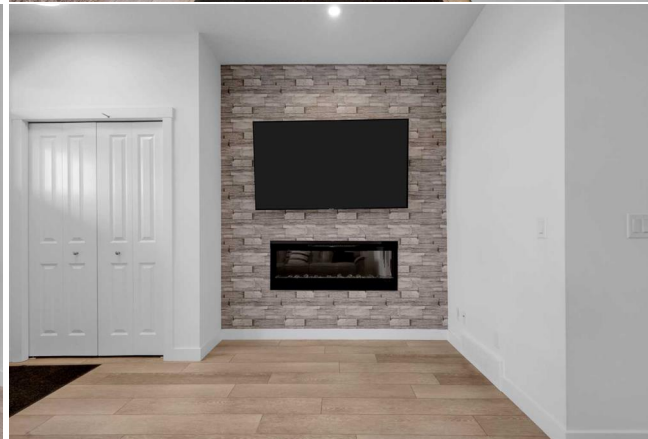
Inclusions:

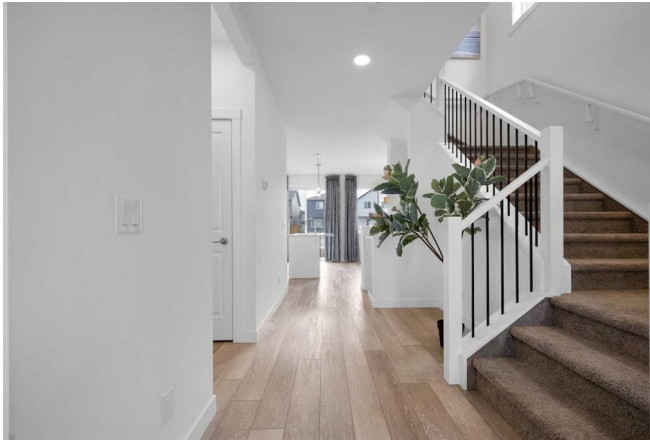
**Window Blinds/Drapes**

Property Listed By:

**eXp Realty**

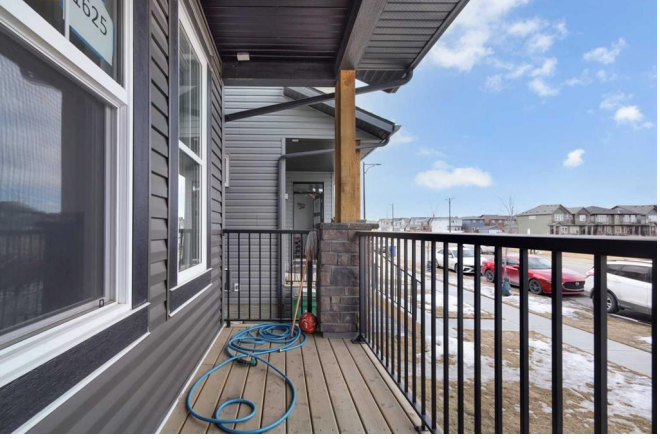
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**1625 Chinook Gate Ct S W, Airdrie, AB**

Main Floor Exterior Area 754.65 sq ft  
Interior Area 650.78 sq ft

POWER



PREPARED: 2025/03/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1625 Chinook Gate Ct S W, Airdrie, AB**

2nd Floor Exterior Area 851.19 sq ft  
Interior Area 750.08 sq ft  
Excluded Area 9.36 sq ft



PREPARED: 2025/03/22



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**1625 Chinook Gate Ct S W, Airdrie, AB**

Basement (Below Grade) Exterior Area 534.53 sq ft  
Interior Area 533.47 sq ft



PREPARED: 2025/03/22



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