



**GRASSROOTS**  
REALTY GROUP

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**501 CHINOOK GATE Square W**  
**Airdrie, Alberta**

**MLS # A2222278**



**\$640,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Basement appliances: refrigerator, washer, dryer

**PRICE IMPROVEMENT \$640,000!!!** Discover this immaculately maintained two-story home in Airdrie's tranquil Chinook Gate. From its inviting covered front patio to its professionally developed basement, this residence showcases a unified neutral and modern design throughout. Enter into a bright, open-concept living space where every area is thoughtfully utilized. The generous living room features large windows with modern blinds and a cozy FIREPLACE. The dining area is conveniently positioned adjacent to the living room, ideal for both daily living and entertaining. The kitchen boasts an efficient U-shaped layout with an eat-in bar, equipped with modern STAINLESS STEEL APPLIANCES and QUARTZ COUNTERTOP. A two-piece powder room near the mudroom completes the main level. Upstairs, the primary bedroom is spacious enough for a king-sized bed and includes a 3-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece main bathroom accommodate family or guests. The laundry area is notably roomy, offering extra storage. A significant highlight is the PROFESSIONALLY FINISHED BASEMENT, featuring a SEPARATE SIDE ENTRANCE. This space extends the home's modern aesthetic with laminate flooring, a bedroom, a recreation room, a kitchenette, washer and dryer and a 3-piece bath. The expansive backyard presents great potential for personalization and includes a convenient COVERED DECK. A DOUBLE DETACHED GARAGE provides secure parking for your vehicles. This home perfectly blends design and comfort for an exceptional living experience in Airdrie. Schedule your viewing today &ndash; you'll love what you see!