



GRASSROOTS
REALTY GROUP

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1093 Chinook Gate Heath SW
Airdrie, Alberta

MLS # A2223756



\$640,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry		

Inclusions: OTR Microwave, Reverse Osmosis, Water Softener, 1 Garage Remote, TV Brackets Attached to the Walls

Step into this two-story home perfect for your growing family. From the moment you roll up, the adorable front porch and dynamite curb appeal set the scene. Inside, you'll find a main floor that's extra spacious. The 4-panel sliding glass door along the back lets the southern sunshine flood in, casting the perfect glow on the off-white cabinetry, massive kitchen island (seats at least three of your favourite people), and loads of pot & pan drawers. Set the table for your entire extended fam — there's plenty of room for big feasts. Working from home? You'll love the main floor office with a big sunny window and a stylish barn door that slides shut for peace and productivity. Upstairs, the central bonus room keeps things harmonious, creating a perfect separation between the oversized kids' rooms and the primary suite, your private retreat in the sky. Enjoy your own ensuite, a massive walk-in closet, and a balcony that's just right for a morning brew or mellow sunset read. Plus, there's a sun-soaked upstairs laundry room that makes chores a little less... square. Down below, the fully finished basement (developed by the builder) includes a giant rec room, extra storage, a full bathroom, and an additional bedroom for guests, teens, or your family from out of town. Out back everything is already done: enjoy simple, stylish landscaping, a big deck made for BBQing and entertaining, a built-in bench for reading, and a super tidy fence. The wide garage has room for your wheels and more. You've got the works: reverse osmosis water system, A/C, water softener. And the location is right on — just a hop from Chinook Winds Park, close to pathways, shopping, restaurants, and a smooth cruise into Calgary.

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