



GRASSROOTS
REALTY GROUP

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1609 Chinook Gate Drive SW
Airdrie, Alberta

MLS # A2320297



\$549,000

Division:	Chinook Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,697 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Window Coverings

This beautifully maintained 1,696.7 sq ft home offers the perfect blend of comfort, style, and functionality. Thoughtfully designed with spacious living areas and modern finishes throughout, this property is ideal for growing families, multi-generational living, or buyers looking for additional income potential. Step inside to discover a bright and inviting open-concept main floor filled with natural light. The welcoming living room features a cozy gas fireplace, creating the perfect setting for relaxing evenings or entertaining guests. The well-appointed kitchen is a true highlight, boasting ceiling-height cabinetry for abundant storage, an electric cooktop, built-in microwave and oven, quality appliances, and plenty of workspace for cooking and gathering. The adjacent dining area provides ample room for family meals and special occasions. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat complete with a large walk-in closet. Central air conditioning ensures comfort throughout the home during the warmer months, while the thoughtful layout offers both practicality and everyday convenience. The fully developed basement features a separate side entrance and separate laundry, providing excellent flexibility for future use. Whether you're considering extended family accommodations, additional living space, or future rental possibilities, the basement offers plenty of options to suit your needs. Adding to the home's appeal, the upper floor is currently rented, offering valuable income potential. The basement is currently owner-occupied, showcasing the comfortable and functional living space it provides.