



**1020 Chinook Gate Heath SW  
Airdrie, Alberta**

**MLS # A2323613**



**\$649,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,097 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Security Camera, Doorbell Camera

Welcome to this meticulously maintained and lightly lived-in home, thoughtfully designed to combine modern style, comfort, and everyday functionality. From the moment you step inside, you are welcomed by an airy and inviting atmosphere highlighted by 9-foot ceilings and durable luxury vinyl plank flooring that extends throughout the main level. Every detail has been carefully selected to create a home that feels both sophisticated and comfortable. The kitchen serves as the heart of the home, offering a beautiful and highly functional space for cooking, entertaining, and gathering with family and friends. Quartz countertops, a Silgranit sink, an extended backsplash, and upgraded stainless steel appliances, including a French door refrigerator, slide-in range, built-in microwave, and dishwasher, create a polished and contemporary aesthetic. The bright open-concept living area flows seamlessly from the kitchen and features a TV conduit for clean, concealed wiring. Step outside to the rear deck, complete with a convenient BBQ gas line, making outdoor dining and entertaining effortless. Upstairs, upgraded plush carpeting with a premium 10-pound underlay enhances comfort and creates a warm, quiet retreat. A WiFi-enabled thermostat has been strategically positioned to optimize temperature control throughout the bedrooms, while the upper-level laundry room adds everyday convenience. The impressive 18' x 15.5' bonus room has been designed with entertainment in mind, featuring wiring for 5.1 surround sound, a ceiling-mounted projector conduit, and a dedicated 20-amp breaker outlet for audio-visual equipment, creating the perfect setting for movie nights, gaming, or relaxing with family. The spacious primary suite offers a peaceful retreat with a generous 16' x 13' layout. The well-appointed ensuite features double under-mount sinks, quartz countertops, and a relaxing

soaker tub, providing a spa-inspired atmosphere. The main bathroom continues the home's elevated finishings with quartz counters, additional storage drawers, and cohesive design elements that reflect the quality found throughout the residence. Additional highlights include CENTRAL AIR CONDITIONING, a gas water heater, and an undeveloped basement with a 3-piece bathroom rough-in, providing outstanding potential for future customization. Whether you envision additional living space, accommodations for extended family, guest quarters, or a recreation area, the lower level offers exceptional flexibility to suit your needs. Ideally situated in one of Airdrie's desirable and amenity-rich communities, this home is just steps from a tranquil pond and scenic walking pathways. Residents enjoy convenient access to parks, baseball diamonds, a skate park, splash park, tennis and pickleball courts, playgrounds, and an abundance of recreational opportunities. Schools, restaurants, Costco, CrossIron Mills, and everyday amenities are only minutes away - don't miss out! Book a private showing today!