



GRASSROOTS
REALTY GROUP

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384 Chinook Gate Close SW
Airdrie, Alberta

MLS # A2327469



\$510,000

Division:	Chinook Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,380 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning former showhome in the highly sought-after community of Chinook Gate in Airdrie! Beautifully maintained, this exceptional home offers approximately 1,380 sq. ft. of developed living space, including a fully finished basement, and showcases thoughtful upgrades and quality finishes throughout. Step inside to a bright and inviting open-concept main floor featuring 9-foot ceilings, an abundance of natural light, and a cozy fireplace that creates the perfect space for relaxing or entertaining. The gourmet kitchen is sure to impress with elegant quartz countertops, stainless steel appliances, ample cabinetry, and generous counter space for everyday cooking and hosting guests. Upstairs, the spacious primary bedroom features a walk-in closet and a private 3-piece ensuite. Two additional well-appointed bedrooms and a modern 4-piece bathroom provide comfortable accommodations for family or visitors. The fully finished basement offers even more versatile living space, complete with a spacious family room, an additional bedroom, and a 3-piece bathroom—ideal for guests, a home office, or a growing family. Step outside to enjoy the beautifully designed outdoor space featuring a spacious deck, perfect for summer barbecues and outdoor entertaining, along with a storage shed and a double detached garage. Additional highlights include central air conditioning, providing year-round comfort. Offering the perfect blend of style, comfort, and functionality in one of Airdrie's most desirable communities, this exceptional former showhome is one you won't want to miss. Book your private showing today!