



GRASSROOTS
REALTY GROUP

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227 Chinook Gate Boulevard SW
Airdrie, Alberta

MLS # A2328781



\$525,000

Division:	Chinook Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,529 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

Welcome to this beautifully crafted semi-detached home located in the desirable community of Chinook Gate in Airdrie. Thoughtfully designed to deliver exceptional functionality and modern style, this home is complete with nearly 1,600 sq. ft. of above-grade living space. Featuring two spacious living areas, three bedrooms, and 2.5 bathrooms above grade, this home offers a smart and versatile layout ideal for today's lifestyle. Nine-foot ceilings enhance the sense of openness throughout the main floor, while the central kitchen serves as the true heart of the home. The kitchen is both stylish and functional, showcasing a large island, spacious pantry, and a full stack of stainless-steel appliances, perfect for cooking, entertaining, and everyday living. The bright dining area overlooks the front yard through large windows that bring in abundant natural light year-round. At the rear of the home, the great room features a wall of west-facing windows overlooking the private backyard, creating a warm and inviting space to relax. A convenient 2-piece powder room completes the main level. Upstairs, a central bonus room provides separation and privacy between the primary retreat and the secondary bedrooms. The spacious primary bedroom includes a walk-in closet and a beautifully finished 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete this family-friendly second floor. The basement offers excellent future development potential, with ample space for a fourth bedroom, a full bathroom, and recreation room. It also features a private entrance, ideal for those considering a future basement development (subject to permits and approvals). Outside, the sunny backyard provides the perfect setting for relaxing or entertaining during the warmer months. A rear concrete parking pad for a

future double garage. Located in the heart of Chinook Gate, residents enjoy access to parks, playgrounds, green spaces, and convenient connections to major roadways — everything you need just minutes from your doorstep. Built with quality craftsmanship and backed this home offers style, comfort, and peace of mind in one exceptional package.