



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1020 Chinook Gate Heath SW
Airdrie, Alberta

MLS # A2330789



\$634,500

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

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

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 1020 Chinook Gate Heath, a meticulously maintained and lightly lived-in home thoughtfully designed to blend modern style, comfort, and everyday functionality. From the moment you step inside, you are greeted by a bright and welcoming 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 refined and inviting. The kitchen is 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 sleek and contemporary design. The open-concept living area flows seamlessly from the kitchen and includes 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 simple and enjoyable. 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 for entertainment, featuring wiring for 5.1 surround sound, a ceiling-mounted projector conduit, and a dedicated 20-amp breaker outlet for audio-visual equipment. Whether you're hosting movie nights, enjoying game day, or relaxing with family, this versatile space is ready to accommodate your lifestyle. The spacious primary suite offers a peaceful escape with a generous 16' x 13' layout. The well-appointed

ensuite features double undermount sinks, quartz countertops, and a relaxing soaker tub, creating a spa-inspired setting. The main bathroom continues the home's elevated finishes with quartz countertops, additional storage drawers, and a cohesive design that reflects 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 excellent potential for future development. Whether you envision additional living space, guest accommodations, a recreation room, or a home gym, the lower level offers exceptional flexibility to suit your needs. Perfectly situated in one of Airdrie's most desirable and amenity-rich communities, this home is just steps from a tranquil pond and scenic walking pathways. You'll enjoy easy access to parks, baseball diamonds, a skate park, splash park, tennis and pickleball courts, playgrounds, and countless outdoor recreation opportunities. Schools, restaurants, shopping, Costco, CrossIron Mills, and major commuter routes are all just minutes away! Book a showing today!