



GRASSROOTS
REALTY GROUP

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162 Chinook Gate Boulevard SW
Airdrie, Alberta

MLS # A2334495

\$400,000

Division:	Chinook Gate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Outside, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to Nearly 2,000 Square Feet of AIR CONDITIONED living space for the low \$400's in Airdrie. As you enter you come to the large entrance way and flex room. Perfect space for an office area, play space, or extra seating area. Moving up the stairs you come to the living room, which gets a lot of natural light from the huge front window. Making your way into the kitchen you'll find lots of cabinet space in here, quartz countertops, a GAS STOVE, and a good size pantry! And of course, at the back of the home, you'll find the dining area, and door to your PRIVATE FENCED BACKYARD and 2 Parking Spaces. Making your way upstairs you'll find 2 large bedrooms on the upper level. The master bedroom is a great size and features a 3 piece en-suite bathroom. Bedroom #2 is also a great size at 14'x12'! The upper level is complete with another full 4 piece bathroom. Moving down to the FULLY DEVELOPED BASEMENT, down here you'll find a 3rd large bedroom, a 3rd full bathroom, and a living room area. And don't forget about the huge crawl space storage area! You'll find the location great for access to the highway and shopping, with plenty of guest parking on the street in front of the home. Book your showing today!