



GRASSROOTS
REALTY GROUP

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1020 Chinook Gate Heath SW
Airdrie, Alberta

MLS # A2344719



\$599,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 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, Front Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Security camera, doorbell camera		

OVER 2,080 SQ FT OF BEAUTIFULLY DESIGNED LIVING SPACE IN CHINOOK GATE WITH CENTRAL A/C, A HUGE BONUS ROOM & AN IMPRESSIVE PRIMARY RETREAT! This bright and spacious 2-storey offers 3 bedrooms, 2.5 bathrooms and a functional layout designed for both everyday living and entertaining. The open-concept main floor features a welcoming living area and a spacious kitchen with quartz countertops, ample cabinetry and a pantry, flowing seamlessly into the dining area with access to the private, fully fenced backyard and large deck, perfect for summer BBQs with a convenient gas BBQ line. Upstairs, the expansive family/bonus room provides an incredible second living space. The oversized primary retreat features a walk-in closet and 5-piece ensuite, while 2 additional bedrooms, a 4-piece bath and convenient upper-floor laundry complete the level. Additional features include CENTRAL AIR CONDITIONING, a water softener, security camera, doorbell camera and attached garage. The unfinished basement offers plenty of storage and excellent future development potential. Located in the family-friendly community of Chinook Gate, close to parks, pathways, playgrounds and everyday amenities. Move-in ready with the space, comfort and features today's families are looking for! SOME PHOTOS ARE VIRTUALLY STAGED.