



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

251 Chinook Gate Boulevard SW
Airdrie, Alberta

MLS # A2350394

\$499,900

Division:	Chinook Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,383 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Paved, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained duplex in the highly desirable community of Chinook Gate, offering a fully developed basement, a detached double garage, and a sunny west-facing backyard. Step inside and discover a bright, open-concept main floor designed for both everyday living and entertaining. The spacious living room flows seamlessly into the dining area and modern kitchen, creating an inviting atmosphere filled with natural light. The kitchen features ample cabinetry, a convenient walk-in pantry, and easy access to the rear deck, perfect for summer barbecues and outdoor gatherings. A 2-piece powder room completes the main level. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat complete with a walk-in closet and a private ensuite bathroom. A bonus is the beautiful view from the primary bedroom overlooking a tranquil green space, creating a peaceful setting to start and end your day. Two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry make this level ideal for families. The fully finished basement adds valuable living space with a large recreation room, an additional bedroom, and a full bathroom, making it perfect for guests, teenagers, or a home office setup. Outside, enjoy the west-facing backyard where you can soak up the afternoon and evening sun. The deck provides an excellent space for relaxing and entertaining, while the detached double garage offers secure parking and additional storage. Located in the vibrant and family-friendly community of Chinook Gate, this home is just steps from pathways, playgrounds, schools, and the spectacular Chinook Winds Regional Park, one of Airdrie's premier recreational destinations featuring sports fields, splash parks, skate parks, walking paths, and year-round community activities. You'll also appreciate the convenient access

to shopping, restaurants, public transit, and major roadways for an easy commute. This move-in-ready home offers the perfect combination of comfort, functionality, and location. Don't miss your opportunity to make it yours!