

# \$749,000 - 1365 Chinook Gate Green Sw, Airdrie

MLS® #A2195548

**\$749,000**

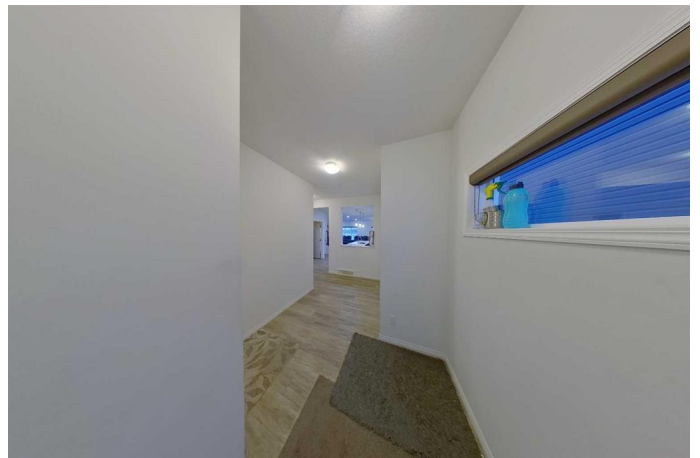
4 Bedroom, 3.00 Bathroom, 2,244 sqft  
Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Stunning Home with Main-Level Bedroom and Full Bath, Backing onto Green Space

This beautiful home is located in a quiet and desirable neighborhood, backing onto a peaceful green space for added privacy and stunning backyard views. As you step inside, the open-concept layout welcomes you with a bright and spacious living room, featuring large windows that fill the space with natural light. The gourmet kitchen is perfect for cooking and entertaining, complete with high-end appliances, sleek countertops, and ample storage, along with a separate spice kitchen to keep things tidy. A key highlight of this home is the main-floor bedroom with a full bath, ideal for guests, elderly family members, or anyone who prefers the ease of main-level living. Upstairs, the master suite offers a private ensuite and walk-in closet, while the additional spacious bedrooms provide flexibility for family, work, or hobbies. The unfinished basement offers unlimited potential—whether you want a home theater, gym, playroom, or extra living space, you can customize it to suit your lifestyle. Outside, the serene backyard opens up to green space, creating the perfect setting for outdoor gatherings, gardening, or simply unwinding in nature. With modern finishes, thoughtful design, and room to grow, this home is a rare opportunity you don't want to miss!

Built in 2022



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195548    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,244       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1365 Chinook Gate Green Sw |
| Subdivision | Chinook Gate               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B5J2                     |

## Amenities

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings     |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                                  |
|--------------|----------------------------------|
| Fireplaces   | Electric, Gas                    |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Playground, Private Entrance               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 50                  |
| Zoning         | R1-U                |
| HOA Fees       | 105                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Prep Ultra |
|----------------|------------|

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