

1209 Chinook Gate Bay SW  
Airdrie, Alberta

MLS # A2256671

\$695,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to this spacious family home with over 2200 square feet, close to schools and Chinook Winds regional Park, this home combines space, comfort, and convenience. Inside you will find a generous sized entry, a large functional kitchen and a bright, airy living space. The main floor also has a conveniently located office that provides a quiet spot to work or study. Upstairs you will find a impressive primary suite, complete with walk in closet and luxurious 5 piece bathroom, your personal retreat at the end of the day. The upper level also includes three additional bedrooms, a large laundry area, and a bonus room, ideal for a playroom or media space. The home also has an unfinished basement with SEPARATE ENTRANCE that is ready for your finishing touches, imagine a home theatre, games room, or additional bedrooms. This home offers both a space and location you will love, don't miss the opportunity to make this one yours!