

501 CHINOOK GATE Square W
Airdrie, Alberta

MLS # A2222278



\$640,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Basement appliances: refrigerator, washer, dryer

PRICE IMPROVEMENT \$640,000!!! Discover this immaculately maintained two-story home in Airdrie's tranquil Chinook Gate. From its inviting covered front patio to its professionally developed basement, this residence showcases a unified neutral and modern design throughout. Enter into a bright, open-concept living space where every area is thoughtfully utilized. The generous living room features large windows with modern blinds and a cozy FIREPLACE. The dining area is conveniently positioned adjacent to the living room, ideal for both daily living and entertaining. The kitchen boasts an efficient U-shaped layout with an eat-in bar, equipped with modern STAINLESS STEEL APPLIANCES and QUARTZ COUNTERTOP. A two-piece powder room near the mudroom completes the main level. Upstairs, the primary bedroom is spacious enough for a king-sized bed and includes a 3-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece main bathroom accommodate family or guests. The laundry area is notably roomy, offering extra storage. A significant highlight is the PROFESSIONALLY FINISHED BASEMENT, featuring a SEPARATE SIDE ENTRANCE. This space extends the home's modern aesthetic with laminate flooring, a bedroom, a recreation room, a kitchenette, washer and dryer and a 3-piece bath. The expansive backyard presents great potential for personalization and includes a convenient COVERED DECK. A DOUBLE DETACHED GARAGE provides secure parking for your vehicles. This home perfectly blends design and comfort for an exceptional living experience in Airdrie. Schedule your viewing today – you'll love what you see!