

## 1024 Chinook Gate Heath SW Airdrie, Alberta

MLS # A2217834



# \$839,900

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Chinook Gate  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,278 sq.ft.  | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, F |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | In Basement Suite: Fridge, stove, microwave hood fan, dishwasher, washer/dryer  |                   |      |

Welcome to this stunning MCKEE-built masterpiece, designed for maximum space, comfort, and functionality! Boasting 4 bedrooms, a main-floor office, and a fully contained 2-bedroom LEGAL suite. With over 3122 sq f of total living space, this home is perfect for large families or savvy buyers looking for income potential (rental income generated from legal suites can be factored into mortgage qualification) Upon entry, you're greeted by an impressive open layout, with a spacious office and stylish half bath tucked conveniently to the side. The chef's dream kitchen features a massive island, upgraded full-height cabinetry (including a built-in wine rack, garbage pullout, and storage cabinet), a built-in wine fridge, quartz countertops, and a premium Blanco undermount sink. Cooking is a delight with the six-burner gas range, and the expansive dining area is perfect for hosting dinner parties. The bright living space showcases an electric fireplace with stunning floor-to-ceiling stone detail, while large windows flood the room with natural light. Step outside to the maintenance-free composite deck, complete with waterproof enclosed storage beneath. The poured concrete patio and spacious backyard provide the perfect retreat for kids or furry friends! Upstairs, the primary bedroom impresses with a spa-like 5-piece ensuite featuring a 5' shower and luxurious soaker tub, plus a massive walk-in closet. Three additional bedrooms, a large 4-piece bathroom, a bonus room, and a proper laundry room round out this level, making it ideal for growing families. The fully contained 2-bedroom, 1-bathroom LEGAL CONFORMING suite in the basement comes complete with a separate furnace, electrical panel, and laundry, making it a turnkey rental. The side entrance with a paved walkway ensures privacy and accessibility. Bonus features include

central air conditioning and Gemstone lighting, adding both comfort and curb appeal. If you're looking for a family-friendly home with income potential, THIS is the one! Don't miss out&mdash;schedule your showing today!