

1361 Chinook Gate Green SW
Airdrie, Alberta

MLS # A2195530



\$849,999

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| Division: | Chinook Gate | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,254 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Rectangular Lot | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This stunning home is located in a quiet, family-friendly neighborhood, backing onto a peaceful green space for extra privacy and beautiful backyard views. Inside, the bright and open-concept layout welcomes you with large windows and 3 panel patio door that bring in plenty of natural light. The modern kitchen is designed for both style and function, featuring high-end appliances, sleek countertops, and lots of storage, plus a separate spice kitchen to keep the main space clean while cooking. The main floor also includes a flex room, perfect for a home office, playroom, or extra sitting area, along with a convenient half-bathroom for guests. Upstairs, the master bedroom is a private retreat, complete with a spa-like ensuite and a spacious walk-in closet. The additional large bedrooms offer plenty of space for family, guests, or a home office. The illegal basement suite is a fantastic bonus, featuring 9 ft ceilings, 2 bedrooms, a full kitchen, and a separate living area, making it ideal for extended family or rental income. Outside, the backyard opens up to a scenic green space, perfect for relaxing, gardening, or entertaining. With modern finishes, a functional layout, and an income-generating illegal basement suite, this home has everything you need—don’t miss out on this great opportunity!