

\$734,900 - 401 Chinook Gate Square Sw, Airdrie

MLS® #A2115212

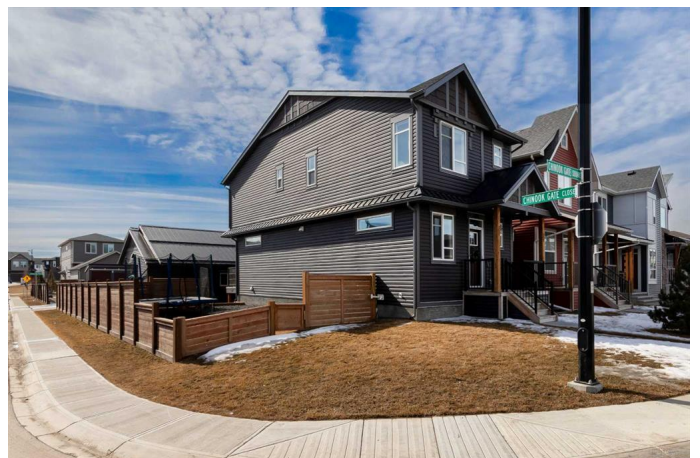
\$734,900

3 Bedroom, 3.00 Bathroom, 1,805 sqft

Residential on 0.13 Acres

Chinook Gate, Airdrie, Alberta

This modern Gem meticulously crafted by Brookfield Homes, is situated on a large corner lot and exudes elegance and functional living. Featuring 3 bedrooms and 2.5 bathrooms (lower level is framed, for a 4th bedroom, Bathroom and Family room, but not completed), this exceptional family home has been designed and accented with style and tranquility in mind. As you enter, you are welcomed to an impressive foyer featuring custom cabinets and showcasing the lustrous plank flooring, enhanced by 9ft ceilings and illuminated by warm natural light. The seamless flow leads you into your bright living spaces, where a dream kitchen awaits to create those culinary delights! Featuring an island with seating, the kitchen has double gas wall ovens, a separate gas range and stylish quartz countertops highlighted by designer lighting. Adjacent to the kitchen, the dining room contains a shiplap feature wall accentuated by chic pendant lighting. Keep the conversation flowing to the living room, while relaxing by the cozy gas fireplace with custom cabinetry, plus double patio doors & power Hunter Douglas blinds, which provides direct access to your backyard (There is an additional side entrance to the home w easy access to the basement). Completing this level is a 2 piece powder room conveniently tucked away for guests. The carpeted upper level features a great sized central bonus room, a primary retreat with a walk-in closet, ensuite with dual vanities and walk in shower w 2



shower heads, plus 2 additional bedrooms, a 4 piece bathroom with soaker tub and a convenient laundry room complete with shelving and cabinets. The unfinished basement is framed for a bedroom, bathroom and family room. Enjoy your sunny south backyard completely fenced, with a Dumadeck deck with a gas hook-up for your BBQ and also features space for parking for a trailer plus a 30' x 28' (840 sq.ft.) triple garage with, 9' ceilings, two roll-up doors and side drive openers. The garage has 60 amp service, 220V for a welder or EV, a stecure storage room. In addition, as a corner lot (approx. 50% larger than the neighbourhood average lot size) you also have a side yard with access directly to the house, perfect for the kids to play or maybe to plant a garden! Highlighted by design upgrades like the coat room vestibule, combined with chic lighting, accented with high end fixtures and hardware elevate this already stunning home. A sanctuary of comfort and sophistication, this home is located in a family-friendly community of Chinook Gate and is close to all amenities including shopping, schools and playgrounds.

Built in 2018

Essential Information

MLS® #	A2115212
Price	\$734,900
Sold Price	\$718,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.13
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	401 Chinook Gate Square Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4V9

Amenities

Amenities	Other
Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Alley Access, Garage Faces Rear, Parking Pad, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Metal Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
-------------	------------------

Date Sold	April 5th, 2024
Days on Market	20
Zoning	R1-L
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.