

\$674,900 - 617 Chinook Gate Greenway Sw, Airdrie

MLS® #A2135892

\$674,900

3 Bedroom, 3.00 Bathroom, 1,892 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

This fantastic home offers versatile space for every family. With three bedrooms, a flex space, & a bonus room, there's room for everyone to relax or socialize. Imagine sitting on your sunny south facing porch, watching the kids play in the park with no roads to cross. Come inside & find a home with nearly 1900 square feet of developed space & an absolutely perfect layout. The main floor has 9 foot ceilings & a wide open floor plan that seamlessly blends the kitchen, dining room & spacious living room into a sizeable area ideal for entertaining friends & family. The kitchen is not only functional but also beautiful & is finished with elegant granite countertops, full height cabinetry, a corner pantry & a large island. The cozy living room, warmed by a delightful custom gas fireplace, is the perfect spot to unwind. A convenient two-piece bath and bright den complete the main floor layout. Ascend the staircase to discover a family room tailored for movie nights and relaxation. Three generously sized bedrooms await, including a primary suite features a walk-in closet, a five-piece ensuite, and a private balcony where you can enjoy your morning coffee. A second full bath and a dedicated laundry room add to the home's thoughtful design. Step outside onto the carefully crafted deck that features a natural gas line - perfect for summer barbecues & serene evenings by your natural gas fire pit. The OVERSIZED detached double garage provides ample space for vehicles & storage & thanks to the layout of this special



lot you can also enjoy a dedicated parking spot next to the garage that can double as a dog run. The garage itself is heated & has 220 power, it's fully drywalled & painted & finished with additional lighting - it's perfect for hobbyists. The yard also features freshly installed sod & a second deck & garden box planters that lead to a side entry door. The unfinished basement features 3 large windows awaits your design. There is a real sense of community & you can enjoy family events at the park throughout the year such as Summer movie night, easter egg hunt Santa day! Quality of life is the main focus at Chinook Gate with homes offering the best innovations in architectural design and distinctive personality that reflect the boutique nature of the community. Chinook Gate is the perfect place to enjoy the charm of a small-town lifestyle without sacrificing all the amenities of a big city. This unique parkland community offers aspiring and active families an effortless walk-to access to Chinook Wind park - one of the region's great recreation areas. Featuring 3 playgrounds, a splash park, skate park, basketball, volleyball, baseball & more. A new K-8 school has been announced for the area. Other notable upgrades & features: Triple Pane Windows with Custom Blind package throughout, Central AC, custom lighting in the den, kitchen & dining area, Weedman lawn treatment services booked & paid for for the remainder of 2024. Immaculately kept & in move in condition.

Built in 2020

Essential Information

MLS® #	A2135892
Price	\$674,900
Sold Price	\$670,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	617 Chinook Gate Greenway Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4W1

Amenities

Amenities	Other
Parking Spaces	5
Parking	Double Garage Detached, Driveway, Oversized

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, Level, Street Lighting, Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	July 11th, 2024
Days on Market	43
Zoning	R1-L
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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