

# \$559,900 - 276 Chinook Gate Park Sw, Airdrie

MLS® #A2186486

**\$559,900**

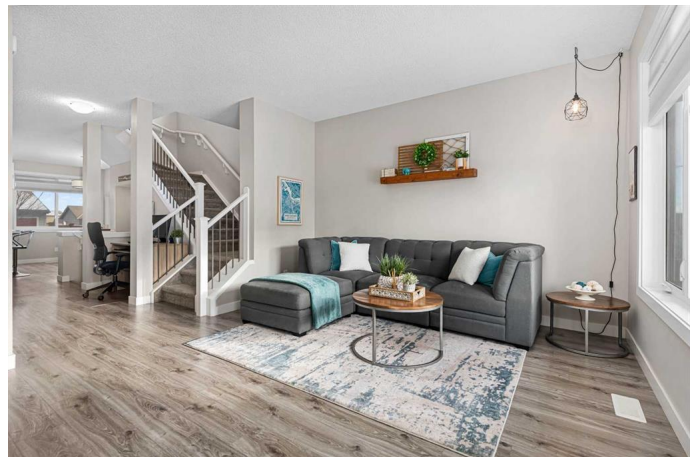
3 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

This stunning, fully finished home in the desirable Chinook Gate community is the perfect family retreat. Offering an impressive 2400 SF of living space, this home features 3 spacious bedrooms, 4 bathrooms, and a finished basement with a separate side entrance, ideal for growing families or those needing extra space. The main floor offers a bright and open concept, with 9' ceilings and large windows allowing natural light to flood the space. Main floor layout consists of a large living room, den/office area, beautiful cookâ€™s delight kitchen, equipped with sleek Quartz countertops, stainless steel appliances, plenty of cupboard space, corner walk-in pantry, and an under-mount sink in the large center island with pendant lighting & extra seating for casual dining, perfect for preparing meals and hosting.

The cozy dining area will accommodate family dinners or game night with friends, and flows seamlessly into the backyard, where you'll enjoy your own private oasis complete with a composite deck, pergola over the hot tub (included), fully fenced & landscape yard and a double detached garage. Upstairs, the primary suite offers a peaceful retreat, featuring a large walk-in closet and a 3 pce ensuite with a walk-in shower, Quartz countertops & tile flooring. Two additional bedrooms share another full bathroom with tile flooring and Quartz countertop. A convenient upper-floor laundry room with newer washer/dryer adds extra ease to everyday



living.

The finished basement enhances the home's livability with a large family room, 4-piece bathroom, and abundant storage space. The separate side entrance offers additional possibilities. Located just a short walk from parks, green spaces, schools, and amenities, this home offers both comfort and convenience. Don't miss the opportunity to view this beauty before it's gone! Available for quick possession.

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2186486               |
| Price          | \$559,900              |
| Sold Price     | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,637                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 276 Chinook Gate Park Sw |
| Subdivision | Chinook Gate             |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 4V3                  |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas, High Efficiency   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 9th, 2025  |
| Date Sold      | January 24th, 2025 |
| Days on Market | 15                 |
| Zoning         | R2                 |
| HOA Fees       | 100.00             |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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