

1064 Chinook Gate Heath SW
Airdrie, Alberta

MLS # A2175982



\$699,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Portable pool - 12ft by 42 inches tall. It is already taken down for the winter and stored in basement.

This beautifully designed 3-bedroom, 2.5-bath home offers just over 1,900 sq ft of developed living space, prioritizing comfort and convenience. The modern kitchen is a chef's dream, featuring stainless steel appliances, a charming farmhouse sink, an island, and a breakfast bar. It seamlessly overlooks the inviting living room, creating an open space ideal for entertaining. Get ready to cozy up in front of the gas fireplace during chilly evenings. The main floor also includes a convenient half bath, a mudroom, and a walk-through pantry, adding to the home's functionality. Upstairs you're welcomed by a generous bonus room, perfect for family movie nights or a home office. The primary suite features a 4-piece ensuite with dual sinks, and an extended walk-in closet that has direct access to the laundry room. This floor is complete with 2 additional bedrooms and a 4 piece bathroom. The unfinished basement offers a clean slate to create your dream space—whether it's a recreation room, home gym, or additional storage. With easy access to plumbing, electrical, and HVAC systems, this basement is ready to be transformed to fit your lifestyle. Ample space and potential make it ideal for future finishing, or perfect for organized storage as-is. The backyard has low-maintenance landscaping and a deck, perfect for summer barbecues. The home is complete with a double attached garage for added convenience. Close to amenities, playgrounds and future school sites. This home is a must see! Book your showing today!