

# \$849,999 - 1361 Chinook Gate Green Sw, Airdrie

MLS® #A2195530

**\$849,999**

5 Bedroom, 4.00 Bathroom, 2,254 sqft  
Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

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 needâ€™donâ€™t miss out on this great opportunity!

Built in 2023



## Essential Information

MLS® #	A2195530
Price	\$849,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,254
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1361 Chinook Gate Green Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5J2

## Amenities

Amenities	None, Other
Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	54
Zoning	R1-U
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Prep Ultra
----------------	------------

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.