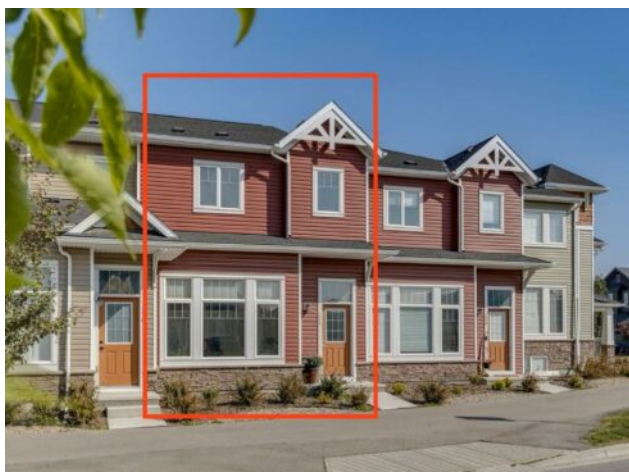


174 Chinook Gate Boulevard SW
Airdrie, Alberta

MLS # A2258451



\$429,000

Division:	Chinook Gate		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,547 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 290
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Open House Saturday September 20th 1-3Pm Welcome to Chinook Gate the perfect family oriented community with parks, pathways, shopping, and schools all within walking distance. This home offers over 1,500 sq. ft. of thoughtfully designed living space and a stunning lofted entrance featuring large west facing windows that flood the home with natural light. Just a few steps up, the main living area opens to a bright and inviting layout with sightlines from front to back. The heart of the home is the gourmet kitchen, complete with a spacious island, modern finishes, and plenty of room for gathering. The adjoining dining area and living room create a seamless flow, for both everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including the primary bedroom with its own private ensuite. All of this comes with the convenience of maintenance free living. Book you showing today!