# \$415,000 - 174 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2258451

## \$415,000

3 Bedroom, 3.00 Bathroom, 1,547 sqft Residential on 0.04 Acres

Chinook Gate, Airdrie, Alberta

\*Open House Saturday November 1st 2-4 pm\* 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'II 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!

Built in 2021

### **Essential Information**

MLS® # A2258451 Price \$415,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1







Square Footage 1,547 Acres 0.04 Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey Split

Status Active

# **Community Information**

Address 174 Chinook Gate Boulevard Sw

Subdivision Chinook Gate

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5J1

#### **Amenities**

Amenities Park

Parking Spaces 2

Parking Assigned, Stall

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Stacked, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Other, Playground

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 18th, 2025

Days on Market 47

Zoning M2

HOA Fees 105

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Masters

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