

# \$559,900 - 247 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2210320

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.05 Acres

Chinook Gate, Airdrie, Alberta

SEMI DETACHED WITH BASEMENT  
ILLEGAL SUITE| SIDE ENTRANCE |

Welcome to this modern 2-storey semi-detached home featuring over 2000sqft of developed space including a basement with separate entrance. It offers 4 bedrooms, 3.5 bathrooms. Opportunity to Live up/rent down or perfect for a larger family. The spacious main floor features an open concept and is full of NATURAL light from the oversized windows, complete with a fireplace to cozy up on those cold nights. The modern kitchen is equipped with stainless steel appliances, a central island, quartz countertops, and a walk thru pantry. A half bath to complete the main floor. Upstairs, youâ€™ll find a bright and cozy primary bedroom with a 4piece ensuite and large walk-in closet. Two additional good-sized bedrooms and an upstairs laundry and a full bathroom.

The basement illegal suite has a SEPERATE side ENTRANCE, spacious living/dining area, full kitchen, specious bedroom with a walk-in closet. A full bathroom, plenty of storage and own separate laundry. Great LOCATION, across from future school, close parks, schools and to all amenities. Easy access to major routes: just 20 minutes to the airport, 10 minutes to Deerfoot Trail, and 15 minutes to North Calgary

Built in 2023

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2210320               |
| Price          | \$559,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,407                  |
| Acres          | 0.05                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 247 Chinook Gate Boulevard Sw |
| Subdivision | Chinook Gate                  |
| City        | Airdrie                       |
| County      | Airdrie                       |
| Province    | Alberta                       |
| Postal Code | T4B 5J4                       |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Lane       |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 72               |
| Zoning         | R2               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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