

# \$549,900 - 247 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2210320

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.05 Acres

Chinook Gate, Airdrie, Alberta

\*\*\*OPEN HOUSE Sunday, July 13th 2:00pm -

4:00pm \*\*\* 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	\$549,900
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	98
Zoning	R2

**Listing Details**

Listing Office	Comox Realty
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