

# \$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

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

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	89
Zoning	R2

### **Listing Details**

Listing Office	Comox Realty
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