

# \$565,000 - 247 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2210320

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,407 sqft  
Residential on 0.05 Acres

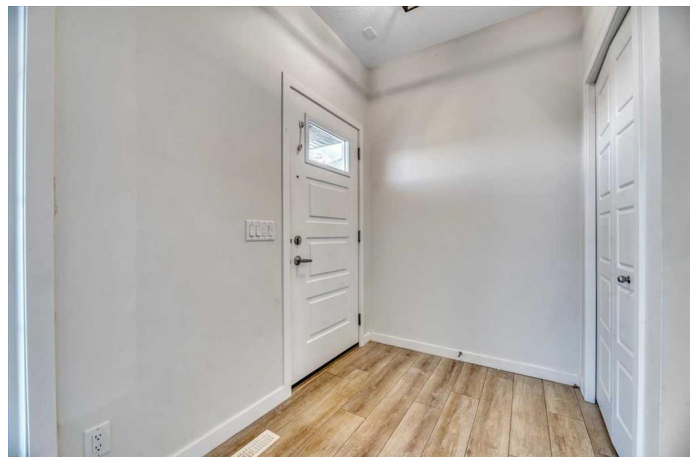
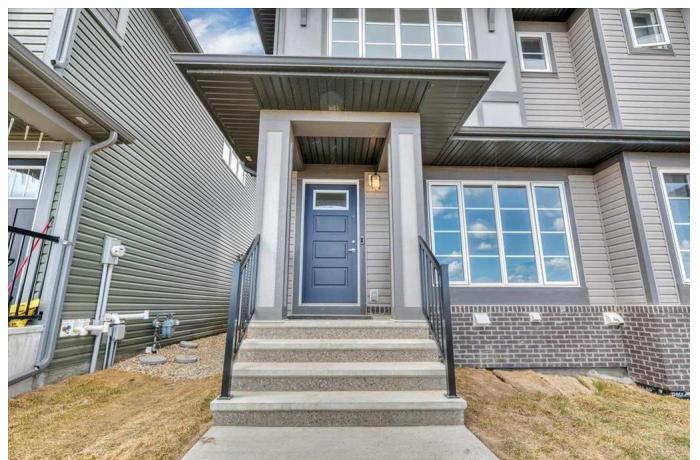
Chinook Gate, Airdrie, Alberta

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	\$565,000
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	5
Zoning	R2

### **Listing Details**

Listing Office	Comox Realty
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