

# \$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
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.