

# \$575,000 - 225 Chinook Gate Park Sw, Airdrie

MLS® #A2233282

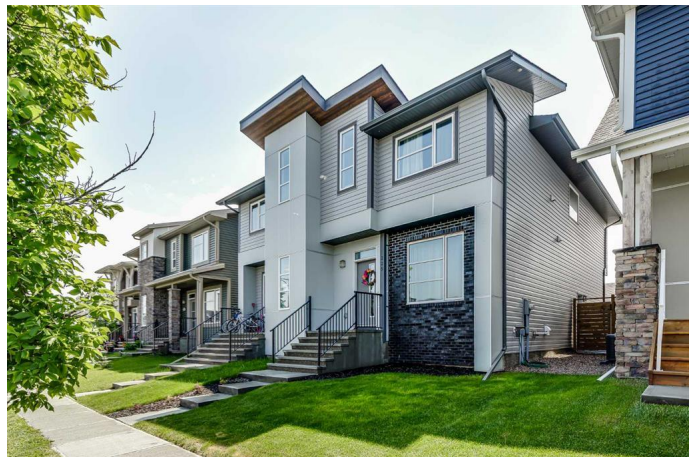
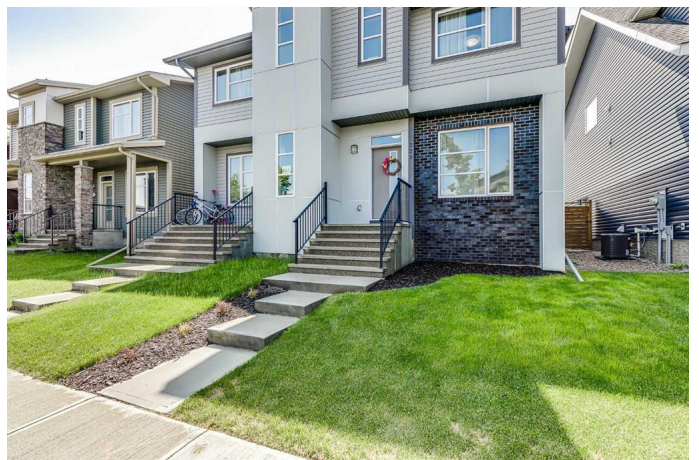
**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,609 sqft

Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

Stylish & Spacious Home in Chinook Gate – Prime Location & Incredible Value!!!! Discover this affordable gem in the heart of Chinook Gate – just two blocks from an amazing playground and within walking distance to the future school site! This beautifully maintained and fully developed 4 bedroom 3 1/2 bathroom duplex offers the comfort and space of a detached home, without the price tag. Step inside to a bright, open-concept main floor, flooded with natural light from large windows. The spacious front family room flows seamlessly into the gourmet kitchen, featuring ceiling-height white cabinets, upgraded stainless steel appliances (including a built-in microwave and slide-in range), a walk-in corner pantry, and an oversized island – perfect for prep or entertaining. The dining area easily accommodates a table for eight, while a tucked-away half bath offers convenience without compromising flow. The built-in shelving/storage in the front entry closet will help keep things organized! Patio doors off the kitchen lead to a fully fenced backyard with a thoughtfully crafted deck, privacy wall, and stylish railings. The yard is beautifully landscaped with a path to the double detached, insulated garage – say goodbye to winter scraping! Upstairs, the generous primary suite offers a walk-in closet with built-in shelving and a luxurious ensuite with dual sinks, a 5' shower, and separate toilet room. Two additional bedrooms (one with built-in shelving in the



closet), a full bathroom, a bonus room, and a convenient upstairs laundry complete the upper level.

The separate side entrance opens to the fully finished basementâ€”featuring a fourth bedroom, full bathroom, and a huge rec room ideal for a home gym, theatre, or office space.

This inviting home is walking distance to schools (including the nearby high school), Chinook Winds Park, restaurants, shopping, and quick access to Hwy 2. Youâ€™ll love living in this vibrant, newer community.

Donâ€™t miss outâ€”schedule your private showing today!

Built in 2020

### Essential Information

MLS® #	A2233282
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,609
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	225 Chinook Gate Park Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5E2

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	10
Zoning	R2

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.