

# \$449,900 - 154 Chinook Gate Boulevard, Airdrie

MLS® #A2255686

**\$449,900**

4 Bedroom, 4.00 Bathroom, 1,487 sqft

Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

Enjoy sunny, bright living in this beautifully maintained end unit townhome, offering 4 bedrooms, 3.5 bathrooms, and nearly 2,050 sq ft of total living space (1,497 sq ft above grade plus 551 sq ft in the fully finished basement). Step into a spacious entryway that leads up to a light-filled living room featuring large windows and a cozy fireplace. The open-concept kitchen boasts a central island with quartz counter tops and direct access to a private, landscaped backyard, ideal for enjoying summer evenings. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with its own ensuite. The fully developed basement adds even more living space with a forth bedroom, a full bathroom, and a versatile rec room; perfect for guests, a home gym, or movie nights. Located in the desirable community of Chinook Gate, you're just minutes from parks, schools, shopping, and all the amenities Airdrie has to offer.

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255686  |
| Price          | \$449,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,487     |



|            |               |
|------------|---------------|
| Acres      | 0.06          |
| Year Built | 2021          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Level Split |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 154 Chinook Gate Boulevard |
| Subdivision | Chinook Gate               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 4V3                    |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Parking, Playground |
| Parking Spaces | 2                   |
| Parking        | Parking Pad         |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 19                   |
| Zoning         | M2                   |
| HOA Fees       | 130                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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