

# \$644,900 - 1139 Chinook Winds Circle Sw, Airdrie

MLS® #A2196650

**\$644,900**

4 Bedroom, 4.00 Bathroom, 1,839 sqft  
Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Excellent opportunity KNOCKS HERE to own this move-in ready 2-storey home located in the desirable Chinook Gate neighbourhood in Airdrie. This brand new, never-occupied property offers approximately 2566 sq ft of living space, featuring 4 bedrooms and 3.5 bathrooms. This property features two spacious living areas and a generously sized kitchen with a pantry, complemented by stainless steel appliances and a central island/breakfast bar. The open-concept layout connects the kitchen to a bright family room filled with natural light. Upstairs, you'll find the primary bedroom with a private 4-piece ensuite and walk-in closet, along with a bonus room, laundry room, and two additional bedrooms. The bonus room offers flexible use as a home office, playroom, or extra living space, and there's another 4-piece family bathroom. The fully developed basement includes a separate side entrance, a spacious bedroom, a full bathroom, and a large family or recreational area. The expansive backyard features a concrete pad for two parking spaces and is ready for future garage development. The Property comes with the Builder's full New Home Warranty Program and is ready for quick possession.

Built in 2024

## Essential Information

MLS® #                      A2196650



|                |             |
|----------------|-------------|
| Price          | \$644,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,839       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1139 Chinook Winds Circle Sw |
| Subdivision | Chinook Gate                 |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 5S7                      |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | Back Lane, Back Yard, Front Yard             |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 59                  |
| Zoning         | R1-L                |
| HOA Fees       | 105                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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