

# \$639,900 - 1126 Chinook Winds Circle Sw, Airdrie

MLS® #A2206339

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,838 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

OPEN HOUSE: April 27, 2025 SUNDAY 12 PM - 2 PM. Welcome to a brand-new, never-lived-in home located in the vibrant and family-friendly community of Chinook Gate (Airdrie). Designed for both comfort and functionality, this immaculate home features an open-concept MAIN FLOOR BEDROOM AND FULL WASHROOM, a stunning kitchen with quartz countertops, a central island/eating bar, and a pantry, as well as a spacious dining area, perfect for entertaining.

Upstairs, you'll find a bonus room/loft along with three generously sized bedrooms. The primary bedroom boasts a walk-in closet and a private 3-piece ensuite, while a 4-piece family bathroom and a convenient upper-floor laundry room add to the home's practicality.

Abundant natural light streaming through numerous windows. The basement is unfinished but has drywall installed, a separate entrance, and a 9-foot ceiling height and includes three windows for 2 bedrooms.

This home includes back alley access with a parking pad for two cars, recessed lighting throughout, and the peace of mind of a New Home Warranty. Quick or flexible possession is available, making this an excellent opportunity to own a stunning home in Chinook Gate!



Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206339    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,838       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1126 Chinook Winds Circle Sw |
| Subdivision | Chinook Gate                 |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0R7                      |

Amenities

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

Interior

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished                              |

Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard, Rain Gutters |
|-------------------|----------------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Lane, Back Yard     |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 35               |
| Zoning         | R1-L             |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

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