

# \$722,000 - 111 Chinook Winds Manor Sw, Airdrie

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MLS® #A2239471

**\$722,000**

3 Bedroom, 3.00 Bathroom, 2,145 sqft

Residential on 0.08 Acres

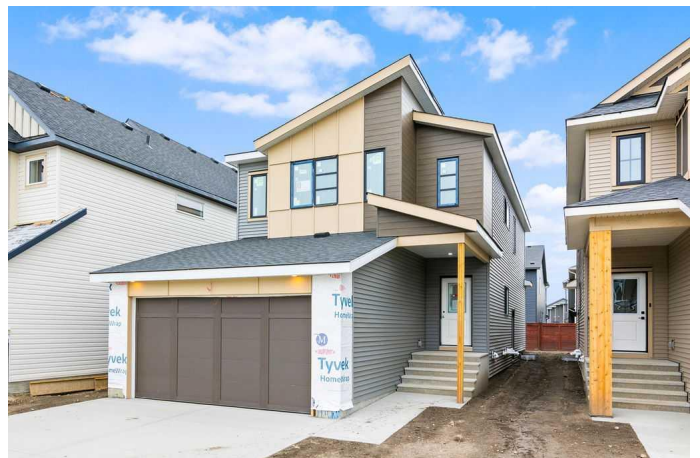
Chinook Gate, Airdrie, Alberta

Welcome to your dream home in the heart of Chinook Gate, one of Airdrie's most vibrant and family-friendly communities. This beautifully designed 2,145 SF two-storey home blends contemporary style with thoughtful functionality, offering a spacious layout, premium finishes, and a coveted south-facing backyard that fills the home with natural light year-round.

Step inside to discover tons of upgrades, including luxury vinyl plank flooring, upgraded light fixtures, custom window coverings, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, a large island, and extended cabinetry. The open-concept main floor boasts a bright and airy living room with an electric fireplace, a generous dining area, and a convenient mudroom with built in hooks.

Upstairs, you'll find a spacious bonus room perfect for family movie nights, along with 3 generously sized bedrooms, including a stunning primary suite with a walk-in closet and spa-like ensuite featuring dual vanities, a soaker tub, and a tiled shower. The upstairs laundry room adds extra convenience for busy households offering plenty of space and linen shelving built in.

Enjoy sunny afternoons and peaceful evenings in the south-facing backyard, ideal for entertaining, gardening, or relaxing under Alberta's big blue sky. The outdoor space is ready for your personal touch, with plenty of room for a deck or patio.



Located just steps from Chinook Winds Park, schools, playgrounds, and future amenities, this home offers the perfect balance of comfort, style, and community living.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239471    |
| Price          | \$722,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,145       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 111 Chinook Winds Manor Sw |
| Subdivision | Chinook Gate               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5P9                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Appliances      | Dishwasher, Gas Stove, Washer/Dryer, Window Cove |
| Heating         | Forced Air                                       |
| Cooling         | None                                             |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Electric                                         |
| Has Basement    | Yes                                              |
| Basement        | Full                                             |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Playground, Private Entrance   |
| Lot Description   | Interior Lot, Level, Back Yard |
| Roof              | Asphalt Shingle                |
| Construction      | Mixed                          |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 59                   |
| Zoning         | R1-U                 |
| HOA Fees       | 100                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Manor Real Estate Ltd. |
|----------------|------------------------|

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