

# \$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	71
Zoning	R1-L
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

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

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.