

# \$623,000 - 1139 Chinook Winds Circle Sw, Airdrie

MLS® #A2249080

**\$623,000**

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Excellent opportunity to own this brand new, never-occupied 2-storey home in the desirable Chinook Gate community of Airdrie. Offering approx. 2,566 sqft of developed living space with 4 bedrooms and 3.5 bathrooms, this move-in ready home features a bright, open-concept layout with two spacious living areas and a modern kitchen complete with stainless steel appliances, pantry, and central island/breakfast bar. Upstairs offers a large primary bedroom with 4-pc ensuite and walk-in closet, plus two additional bedrooms, a 4-pc main bath, bonus room, and upper-floor laundry. The fully finished basement features a separate side entrance, a 4th bedroom, full bath, and large rec/family room—perfect for future potential. Outside, enjoy a spacious backyard with a concrete parking pad for 2 vehicles and room for future garage development. Home comes with Builder's Full New Home Warranty. Quick possession available. Located close to schools, parks, and all amenities.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249080  |
| Price      | \$623,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,818       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| 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

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 86                |
| Zoning         | R1-L              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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