

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

MLS® #A2229941

**\$644,900**

4 Bedroom, 4.00 Bathroom, 1,839 sqft

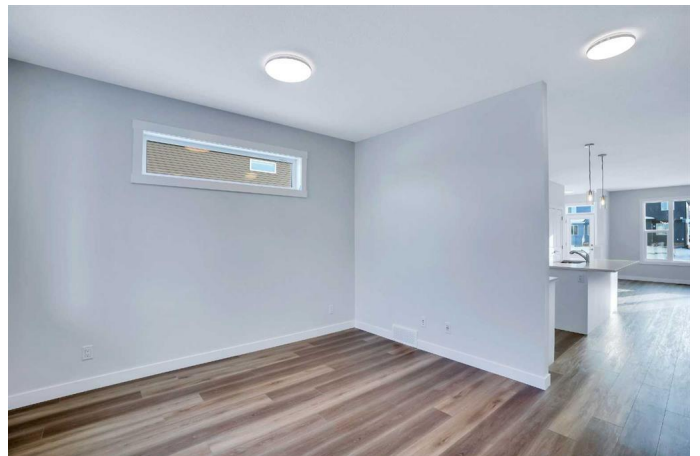
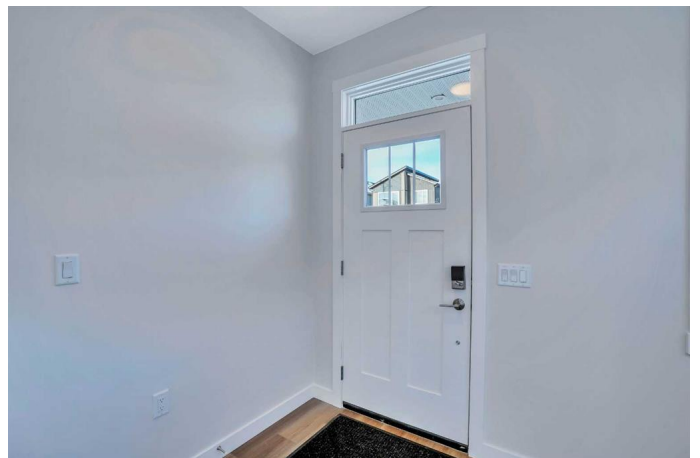
Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Fantastic opportunity on This modern, move-in ready home by Brookfield Residential offers 2566 square feet of thoughtfully designed living space, perfect for creating lasting memories. Youâ€™ll love a welcoming front porch, a bright open-concept layout, and a rear parking pad that holds great potential for a future garage. This property features two spacious living areas and a generously sized kitchen is the heart of the home, with a pantry, a stylish backsplash, complemented by stainless steel appliances central island and a 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 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 2023

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2229941    |
| Price          | \$644,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,839       |
| 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

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, 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

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

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 6              |
| Zoning         | R1-L           |
| HOA Fees       | 105            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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