

# \$679,900 - 1131 Chinook Winds Circle Sw, Airdrie

MLS® #A2178031

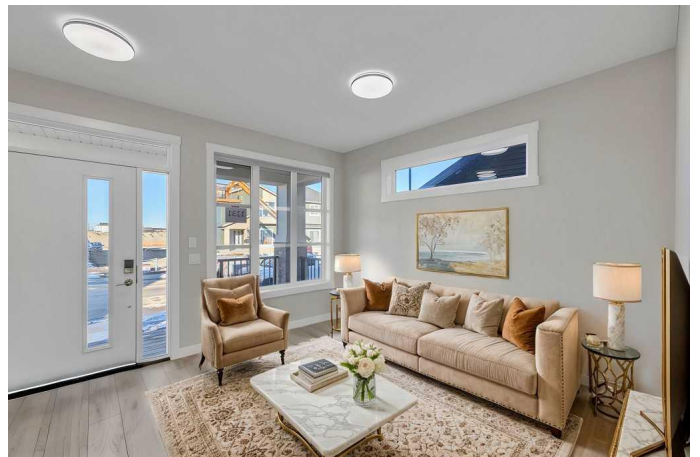
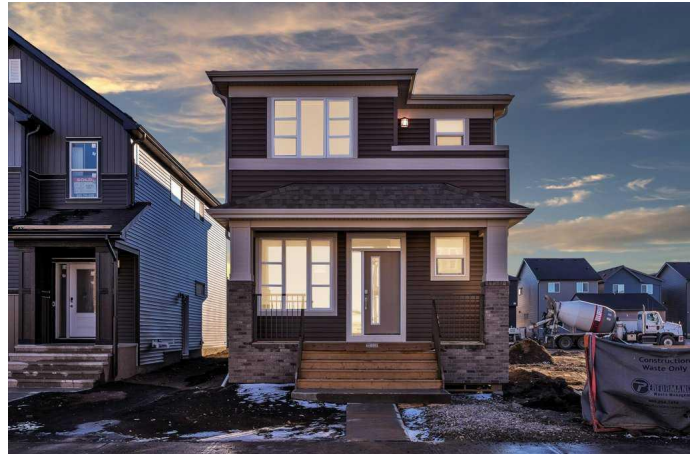
**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this fully upgraded brand new single-family home located in the up-and-coming neighborhood of Chinook Gate in Airdrie. This is a fantastic opportunity to own a Brand new home without the wait! Built in 2024, this never-occupied home includes the Alberta New Home Warranty from the builder. With approximately 2703 sq ft of living space, this property features an ILLEGAL BASEMENT SUITE, a concrete parking pad, 4 bedrooms, 3.5 bathrooms, 2 living areas and a lot more to explore. The main floor boasts two spacious living areas, a generously sized kitchen with a pantry, and a dining area. Step inside to find a bright and inviting first living area with a large window. Sleek stainless steel appliances give the kitchen a stylish edge, while the open layout seamlessly connects to the family room, which is filled with natural light from large windows—perfect for entertaining or cozy family gatherings. Upstairs, you’ll find the primary bedroom, a bonus room, a laundry room, two bathrooms, and two additional well-sized bedrooms. The primary bedroom stands out with its luxurious ensuite bathroom, walk-in closet, and private balcony. The bonus room offers flexible space for an office, playroom, or extra living area, and the laundry room is conveniently located on this level. 2 other good size bedrooms which share a common bathroom completes the upper floor. The ILLEGAL BASEMENT SUITE includes a side entrance, a spacious bedroom, a bathroom, a kitchen, and a large living area



with a huge window for natural light. The property also comes with a concrete garage pad ready for future garage development. Book your private showing today!

Built in 2024

**Essential Information**

MLS® #	A2178031
Price	\$679,900
Sold Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	1131 Chinook Winds Circle Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5S7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Off Street, Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 7th, 2024
Date Sold	November 22nd, 2024
Days on Market	15
Zoning	R1-L
HOA Fees	105.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
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