

# \$630,000 - 1139 Chinook Winds Circle Sw, Airdrie

MLS® #A2249080

**\$630,000**

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      | \$630,000 |
| 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 | Closet Organizers, 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           | Central                                                                                                                                   |
| Cooling           | None                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                     |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 19                |
| Zoning         | R1-L              |

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.