



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1198 CHINOOK WINDS Circle, Airdrie T4B 5S8**

MLS®#: **A2166976**

Area: **Chinook Gate**

Listing Date: **09/21/24**

List Price: **\$794,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,731 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,133**  
Low Sqft:  
Ttl Sqft: **2,133**

DOM

**38**  
Layout  
Beds: **5 (4 1 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cleared,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`0" x 13`10"
3pc Bathroom	Main	
Bedroom - Primary	Upper	12`8" x 15`2"
Bedroom	Upper	8`11" x 13`4"
4pc Bathroom	Upper	
Game Room	Basement	12`0" x 10`6"
Flex Space	Basement	9`0" x 6`6"

Room	Level	Dimensions
Dining Room	Main	9`10" x 11`1"
Bonus Room	Upper	14`10" x 13`11"
5pc Ensuite bath	Upper	
Bedroom	Upper	9`2" x 11`0"
Laundry	Upper	
Bedroom	Basement	9`2" x 9`10"
4pc Bathroom	Basement	

**Bedroom**                      **Main**                      **12`0" x 9`2"**                      Legal/Tax/Financial

Title:                                      Zoning:                                      **R1-U**  
**Fee Simple**  
Legal Desc:                                      **0**

Remarks

Pub Rmks:                      **A beautiful brand new home in the heart of Chinook Gate with quick access to parks and all of Airdrie's amenities. The Robson 24 is fully developed and features 5 bedrooms, 4.5 bathrooms, 3 living areas, a proper dining area and an double attached garage. With nearly 2,800 square feet of developed space, this property is perfect for a growing family and includes a side entrance with direct access to the basement. The main level of the home has resilient vinyl plank flooring throughout and and the gourmet kitchen is complete with a chimney hood fan, gas cooktop, built-in oven & microwave and a large corner pantry. Designed with entertaining in mind, the kitchen overlooks both the living and dining spaces and walls of windows allow for natural light to pour through the home all day long. The main level is complete with a central fireplace in the great room, a bedroom, full bathroom with walk-in shower, and a stunning spiral staircase that leads to the second level. A central bonus room separates the primary suite from the secondary bedrooms. Vaulted ceilings make for a beautiful primary bedroom complete with a huge walk-in closet and full 5 pc ensuite with dual sinks, a soaker tub and a walk-in shower. Two more bedrooms, a laundry room and a full bathroom complete the upper level. The professionally developed basement has direct access to the outside via its side-entrance and features a large recreation room, bedroom, and a bathroom. The double attached garage keeps your vehicle and valuables safe all year long. This brand new home comes with 2 year builder warranty as well as 10 year Alberta New Home Warranty! Move in this year into this brand new home.**

Inclusions:                                      **N/A**  
Property Listed By:                                      **Charles**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











