



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1139 CHINOOK WINDS Circle, Airdrie T4B 5S7**

MLS®#: **A2182090**      Area: **Chinook Gate**      Listing Date: **12/02/24**      List Price: **\$677,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2023**      Abv Sqft: **1,838**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,515 sqft**      Ttl Sqft: **1,838**  
 Lot Shape:

DOM

**61**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard,Rain Gutters**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	16`2" x 13`7"	Flex Space	Main	13`1" x 12`0"
Dining Room	Main	7`0" x 11`3"	Kitchen	Main	11`6" x 17`6"
Mud Room	Main	4`6" x 8`0"	Pantry	Main	4`2" x 3`11"
2pc Bathroom	Main	5`5" x 5`2"	Bonus Room	Second	13`9" x 19`9"
Bedroom - Primary	Second	14`10" x 14`7"	4pc Ensuite bath	Second	5`0" x 10`6"
Walk-In Closet	Second	8`0" x 4`6"	4pc Bathroom	Second	5`0" x 8`4"
Laundry	Second	5`0" x 7`4"	Bedroom	Second	9`5" x 15`1"
Bedroom	Second	9`4" x 11`7"	Family Room	Basement	17`6" x 22`11"

**Bedroom  
Storage**

**Basement  
Basement**

**12`1" x 12`0"  
5`8" x 6`8"**

**4pc Bathroom**

**Basement**

**5`0" x 8`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310544**

Zoning:  
**R1-L**

Remarks

Pub Rmks:

**Welcome to CARISLE 2 MODEL offering Versatile space for every family member to relax or socialize. This new never-lived property is in the thriving family-friendly community of CHINOOK GATE (Airdrie). This immaculate modern home offers an Open Concept Main floor Flex or formal living room, a Gorgeous and spacious kitchen with a Central Island/eating bar, a Spacious Great room & Dining area/2 piece powder room and a mud room with a back door leading to the large back yard. The Second floor with a bonus room, 3 bedrooms, a full-piece family bath and a laundry room, The Primary bedroom features a walk-in closet and a four-piece ensuite. Fully Finished and developed basement by the builder with a separate side entrance, includes a full bath, spacious bedroom, open family room and flex area. Back alley and Parking pad for 2 Cars in the back. Quick or Flexible Possession is Possible. Excellent opportunity to own this Gorgeous home. It also comes with a New Home Warranty.**

Inclusions:  
Property Listed By:

**None  
Century 21 Bravo Realty**

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











