



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2196650**

Area: **Chinook Gate**

Listing Date: **02/23/25**

List Price: **\$654,900**

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: **3,515 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,839**  
Low Sqft:  
Ttl Sqft: **1,839**

DOM

**1**

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,Front Yard**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`1" x 12`0"	Kitchen	Main	11`6" x 17`6"
Dining Room	Main	7`0" x 11`3"	2pc Bathroom	Main	5`5" x 5`2"
Living Room	Main	16`2" x 13`7"	Pantry	Main	4`2" x 3`11"
Mud Room	Main	4`6" x 8`0"	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"
Bedroom	Second	9`5" x 15`1"	Bedroom	Second	9`4" x 11`7"
4pc Bathroom	Second	5`0" x 8`4"	Laundry	Second	5`0" x 7`4"
Walk-In Closet	Second	8`0" x 4`6"	Game Room	Basement	17`6" x 22`1"

<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 12`0"</b>	<b>4pc Bathroom</b> Legal/Tax/Financial	<b>Basement</b>	<b>5`0" x 8`6"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R1-L</b>
Legal Desc: <b>2310544</b>	Remarks

Pub Rmks: **Stunning, move-in ready 2-storey home is located in the desirable Chinook Gate neighbourhood in Airdrie. This brand new, never-occupied property offers approximately 2566 sq ft of living space, featuring 4 bedrooms and 3.5 bathrooms. This property features two spacious living areas and a generously sized kitchen with a pantry, complemented by stainless steel appliances and a central island/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 expansive 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.**

Inclusions: **None**  
 Property Listed By: **Century 21 Bravo Realty**

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















