



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: **\$644,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 10-Apr**

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

56

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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|---------------|-----------------------|-------------------------|-----------------|----------------------|
| 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" |

| Bedroom | Basement | 12`1" x 12`0" | 4pc Bathroom Legal/Tax/Financial | Basement | 5`0" x 8`6" |
|-----------------------------|----------|---|-------------------------------------|----------|-------------|
| Title: Fee Simple | | Zoning: R1-L | | | |
| Legal Desc: | | 2310544 | | Remarks | |
| | | | | | |
| Pub Rmks: | | Excellent opportunity KNOCKS HERE to own this move-in ready 2-storey home 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











