

# \$625,000 - 1093 Chinook Gate Heath Sw, Airdrie

MLS® #A2240556

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this two-storey GEM designed with your growing family in mind. From the moment you arrive, the charming front porch and standout curb appeal make a warm first impression. Inside, the main floor offers a generous layout perfect for everyday living and entertaining. A 4-panel sliding glass door along the back brings in an abundance of southern sunlight, highlighting the off-white cabinetry, oversized kitchen island (with seating for at least three of your favourite humans), and an abundance of pot and pan drawers.

Hosting the whole extended family? No problem – there's space to spare for big dinners and celebrations. Working from home is a breeze thanks to the DEDICATED HOME OFFICE (Or Yoga Room, Art Studio etc) with a large sunny window and a modern barn door that closes for quiet focus. Upstairs, a centrally located bonus room keeps the peace by providing separation between the spacious kids' rooms and your serene primary suite – a personal sanctuary in the sky, complete with a private ensuite, a huge walk-in closet, and your very own balcony, perfect for sipping coffee at sunrise or enjoying a peaceful evening read.

The upper-level laundry room is flooded with light, making everyday chores feel a little brighter. Downstairs, the fully finished basement (professionally developed by the builder) features a massive rec room, extra



storage space, a full bathroom, and an additional bedroom â€” perfect for guests, teenagers, or visiting family.

Outside, everythingâ€™s move-in ready: low-maintenance landscaping, a spacious deck built for BBQs and gatherings, a built-in bench for lounging, and a neat, well-kept fence. The extra-wide garage easily fits your vehicles and gear. Plus, enjoy the bonus features â€” reverse osmosis water system, central A/C, and a water softener. The LOCATION is a win too: just a quick stroll to Chinook Winds Park, splash park, ball diamonds, so many trails, shopping, dining, and a smooth commute into Calgary. CHECK US OUT TODAY!!

Built in 2019

### **Essential Information**

MLS® #	A2240556
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,748
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1093 Chinook Gate Heath Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T3B 5E1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	R1-L
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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