

\$659,999 - 1133 Chinook Gate Bay Sw, Airdrie

MLS® #A2263434

\$659,999

3 Bedroom, 3.00 Bathroom, 1,952 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Welcome to The Oxford by Brookfield Residential - a stunning, fully detached home situated on a Conventional Lot (not zero lot) that perfectly combines thoughtful design, functional living, and modern style. Offering nearly 2,000 sq. ft. of beautifully crafted living space above grade, plus a full basement with its own private side entrance, this home provides incredible flexibility for your lifestyle or future development potential. Situated on a conventional lot with side yards on both sides, a West backyard for optimal sunshine, and spanning over 3,000 sq. ft., this property offers an abundance of both indoor and outdoor living space - ideal for family life, entertaining, or creating your dream backyard retreat. The open-concept main floor is bright and inviting, featuring a spacious kitchen that seamlessly connects to both the great room and dining area, creating the perfect setting for gatherings of any size. The kitchen is a true showpiece, complete with a suite of stainless steel appliances, including a gas range and chimney hood fan, along with an oversized pantry for added storage. The great room at the front of the home spans the entire width with a wall of windows overlooking the front street. A main level office, mudroom, and 2-piece powder room add everyday functionality and convenience. On the upper level, a central bonus room separates the luxurious primary suite from the secondary bedrooms, providing privacy and a natural flow to the layout. The primary bedroom features a



large walk-in closet and 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room complete the upper level. The basement, with its private side entrance, awaits your personal touch with rough-ins in place. Whether you envision a legal suite (subject to local municipality approval), gym, media room, or additional living space, there is ample room for a large living area, bedroom and bathroom. Outside, the conventional lot provides endless potential for outdoor living with the convenience of a traditional lot design. The property is complete with a double concrete parking pad - providing significant savings for future garage development. Backed by Brookfield's builder warranty and Alberta New Home Warranty, you can purchase with confidence knowing your investment is protected. **Please note: Property is under construction and photos are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® #	A2263434
Price	\$659,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1133 Chinook Gate Bay Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J1

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	9
Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.