# \$709,000 - 1036 Chinook Gate Heath Sw, Airdrie

MLS® #A2227864

## \$709,000

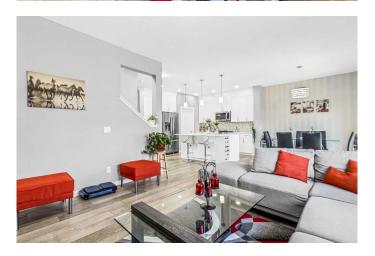
4 Bedroom, 3.00 Bathroom, 2,322 sqft Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

Tucked away on a peaceful cul-de-sac, this stunning two-storey home blends modern elegance with everyday comfort, offering over 2300 square feet of beautifully finished living space designed for families of all sizes. From the moment you arrive, you'll be welcomed by the serene charm of this sought-after neighborhood, just a short stroll to a sunny playground, and the ever-popular Chinook Winds Spray Park, where summer memories are made. Step inside and take in the airy 9-foot ceilings on both the main and upper levels, complemented by rich luxury vinyl plank flooring that flows seamlessly throughout. The main floor features a versatile den â€" perfect for a home office or cozy reading nook â€" and an entertainer's dream kitchen. The chef-inspired kitchen showcases polished white quartz countertops, timeless cabinetry, and a separate spice kitchen, ideal for hosting gatherings or keeping everyday cooking neatly tucked away. The open-concept layout offers a natural flow from the kitchen to the bright dining area and inviting living room, creating a space that's as functional as it is stylish. Upstairs, you'II find four spacious bedrooms, including a luxurious primary retreat with a spa-like ensuite. Indulge in the extended soaker tub, then step up to the dual vanity framed with elegant quartz finishes that echo the home's refined style. A large bonus room provides the perfect hangout for movie nights, a play area, or quiet family time. Step outside into the beautifully finished







backyard, ready for outdoor living â€" whether you're grilling on the BBQ, playing with the kids, or relaxing with a good book. The unfinished basement offers endless potential to create your ideal space â€" home theatre, gym, guest suite, or hobby room â€" the choice is yours.

This home checks all the boxes: location, layout, and luxury. With thoughtful details and a warm, welcoming feel, it's ready to welcome you home. Book your private showing today and see what makes this home truly special.

Built in 2019

#### **Essential Information**

MLS® # A2227864 Price \$709,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,322 Acres 0.09 Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 1036 Chinook Gate Heath Sw

Subdivision Chinook Gate

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B5C9

### **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Concrete Driveway,

Front Drive, Garage Faces Front, On Street

# of Garages 2

Interior

Interior Features Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking

Home, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Gas Range, Microwave Hood Fan,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features Other

Lot Description Back Yard, Cul-De-Sac, Lawn

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 4th, 2025

Days on Market 133
Zoning R1-U
HOA Fees 105
HOA Fees Freq. ANN

**Listing Details** 

Listing Office PREP Realty

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