

# \$640,000 - 1093 Chinook Gate Heath Sw, Airdrie

MLS® #A2223756

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Step into this two-story home perfect for your growing family. From the moment you roll up, the adorable front porch and dynamite curb appeal set the scene. Inside, you'll find a main floor that's extra spacious. The 4-panel sliding glass door along the back lets the southern sunshine flood in, casting the perfect glow on the off-white cabinetry, massive kitchen island (seats at least three of your favourite people), and loads of pot & pan drawers. Set the table for your entire extended fam – there's plenty of room for big feasts. Working from home? You'll love the main floor office with a big sunny window and a stylish barn door that slides shut for peace and productivity. Upstairs, the central bonus room keeps things harmonious, creating a perfect separation between the oversized kids' rooms and the primary suite, your private retreat in the sky. Enjoy your own ensuite, a massive walk-in closet, and a balcony that's just right for a morning brew or mellow sunset read. Plus, there's a sun-soaked upstairs laundry room that makes chores a little less... square. Down below, the fully finished basement (developed by the builder) includes a giant rec room, extra storage, a full bathroom, and an additional bedroom for guests, teens, or your family from out of town. Out back everything is already done: enjoy simple, stylish landscaping, a big deck made for BBQing and entertaining, a built-in bench for reading, and a super tidy fence. The wide garage has room for your



wheels and more. Youâ€™ve got the works: reverse osmosis water system, A/C, water softener. And the location is right on â€” just a hop from Chinook Winds Park, close to pathways, shopping, restaurants, and a smooth cruise into Calgary.

Built in 2019

### Essential Information

MLS® #	A2223756
Price	\$640,000
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, 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	May 22nd, 2025
Days on Market	31
Zoning	R1-L
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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