

# \$759,000 - 1036 Chinook Gate Heath Sw, Airdrie

MLS® #A2227864

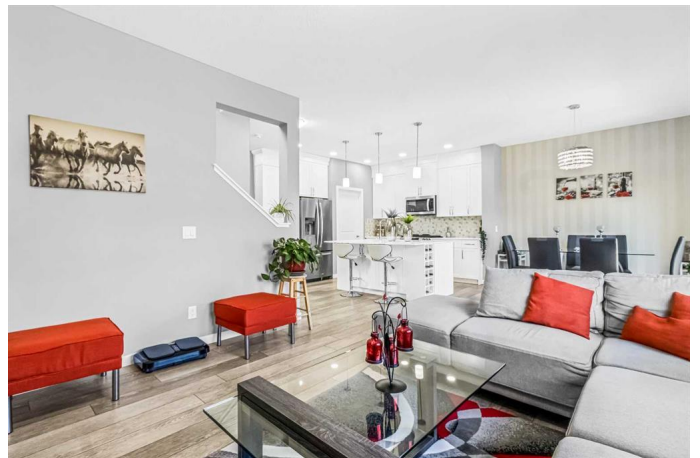
**\$759,000**

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 – perfect for a home office or cozy reading nook – 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'll 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 – 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 – home theatre, gym, guest suite, or hobby room – 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	\$759,000
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	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, 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	2
Zoning	R1-U
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
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