

# \$609,999 - 516 Chinook Winds Gardens Sw, Airdrie

MLS® #A2232250

**\$609,999**

3 Bedroom, 3.00 Bathroom, 1,823 sqft  
Residential on 0.08 Acres

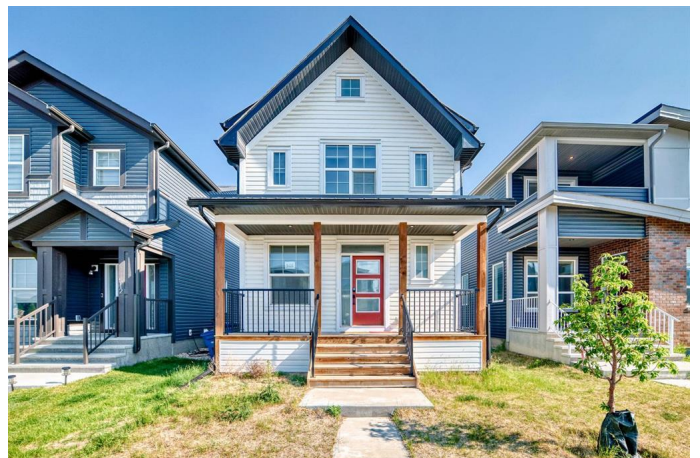
Chinook Gate, Airdrie, Alberta

Welcome to this warm and inviting farmhouse-style residence, thoughtfully crafted to offer a perfect balance of style, comfort, and function. Situated on a traditional lot with a newly sodded backyard, this home is ideal for families, professionals, or anyone seeking a well-designed space that caters to modern living while retaining timeless character.

From the moment you step inside, youâ€™re greeted by an open-concept floorplan that offers a sense of space and continuity throughout. The entire main level is finished with luxury vinyl plank (LVP) flooring, known for its durability and visual appeal, and has been freshly painted in a neutral palette, giving the home a clean, updated, and move-in ready feel.

At the heart of the main floor is a modern kitchen, fully equipped with built-in stainless steel appliances, sleek cabinetry, and ample counter spaceâ€”perfect for meal prep, family gatherings, or entertaining guests. The kitchen flows seamlessly into the dining area and spacious great room, which is filled with natural light thanks to a full wall of windows and patio doors that open to the backyard. This thoughtful design not only enhances the sense of openness but also encourages easy indoor-outdoor living.

Also on the main level, youâ€™ll find a dedicated home office or flex space, providing



a quiet, private area for remote work or study. A 2-piece powder room and a versatile front areaâ€”ideal as a reading nook, play area, or formal sitting roomâ€”complete the main floor.

Upstairs, the layout has been designed with privacy and practicality in mind. A central bonus room separates the primary suite from the secondary bedrooms, creating a functional buffer thatâ€™s ideal for families. The primary bedroom is a true retreat, featuring a spacious layout, walk-in closet, and a 4-piece ensuite with dual sinks and a glass walk-in showerâ€”a perfect space to unwind at the end of the day.

Two additional bedrooms are generously sized and share access to a well-appointed full bathroom, making them ideal for children, guests, or a hobby room. A convenient upper-floor laundry room adds everyday functionality and eliminates the need for hauling laundry up and down stairs.

At the rear of the property, you'll find an oversized double detached garage, offering plenty of space for vehicles, storage, or even a workshop area.

As an added bonus, this home is covered by the Alberta New Home Warranty Program, providing valuable peace of mind for years to come.

With its farmhouse charm, thoughtful layout, and modern finishes, this home is the perfect place to create lasting memories.

Built in 2021

**Essential Information**

MLS® #	A2232250
Price	\$609,999
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	516 Chinook Winds Gardens Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                43  
Zoning                             R1-L  
HOA Fees                        120  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.