

# \$695,000 - 1209 Chinook Gate Bay Sw, Airdrie

MLS® #A2256671

**\$695,000**

4 Bedroom, 3.00 Bathroom, 2,255 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this spacious family home with over 2200 square feet, close to schools and Chinook Winds regional Park, this home combines space, comfort, and convenience. Inside you will find a generous sized entry, a large functional kitchen and a bright, airy living space. The main floor also has a conveniently located office that provides a quiet spot to work or study. Upstairs you will find a impressive primary suite, complete with walk in closet and luxurious 5 piece bathroom, your personal retreat at the end of the day. The upper level also includes three additional bedrooms, a large laundry area, and a bonus room, ideal for a playroom or media space. The home also has an unfinished basement with SEPARATE ENTRANCE that is ready for your finishing touches, imagine a home theatre, games room, or additional bedrooms. This home offers both a space and location you will love, don't miss the opportunity to make this one yours!

Built in 2023

## Essential Information

MLS® #	A2256671
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,255
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1209 Chinook Gate Bay Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 15th, 2025  
Days on Market        7  
Zoning                      R1-U  
HOA Fees                  105  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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