\$775,700 - 155 Chinook Winds Manor Sw, Airdrie

MLS® #A2237754

\$775,700

3 Bedroom, 3.00 Bathroom, 2,290 sqft Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

Open House - Sunday, October 19th - 1:00 PM - 3:00 PM The beautiful Dawson model is a brand new home that features 2 living areas, 3 bedrooms, 2.5 bathrooms and nearly 2,300 square feet of developed living space + an undeveloped basement that awaits your imagination! Located in the heart of Chinook Gate and ideally situated on a large conventional lot with a south-facing backyard, this new home is perfect for a growing family. The double attached garage leads to an expansive mud room that has access to the front of the home and the large walk-through pantry/coffee bar that leads into the kitchen adding to everyday convenience. The gourmet kitchen is complete with a cooktop, chimney hood fan, built-in wall oven & microwave, and features a central island with additional seating space. The kitchen overlooks the dining area and living room - making this the perfect family home or entertainment space! A central cantilevered gas fireplace in the main level great room is perfect for cozy winter nights. Double patio doors and windows on either side of the fireplace allow for the south-facing backyard sunshine to flow throughout the main living area all day long. The main level is complete with a large foyer, 2 pc powder room and two sets of double closets for ample storage. On the upper level, the bonus room is at the front of the home, overlooking the front street and providing the perfect tv space. The large primary suite is at the back of the home, overlooking the backyard, and is complete with





Cabinetry - Klichen Perimeter 6 Klichen Backsplash 11 Carpet

Cabinetry - Klichen Perimeter 7 Primary Tub Wainscoting, Shower, Niche 12 LVP

- Klichen Island + Coffee Bar 2 Primary Tile Floor 13 Railing + Manntel Star Spindle Selection

Countertop 9 Main Tile Floor, Shower Walls 14 Wall Paint

15 Paint Perimetry Tile Floor Shower Walls 15 Paint Perimetry Tile Floor Shower Walls 15 Paint Perimetry Tile Floor Perimetry Tile Floor Shower Walls 16 Paint Perimetry Tile Floor Shower Walls 17 Paint Perimetry Tile Floor Shower Walls 18 Paint Perimetry Tile Floor Shower Walls 19 Pai



walk-in closet and a 5 pc ensuite including a walk-in tiled shower, soaker tub, double sinks and a private water closet. Two more generous-sized bedrooms, each complete with their own walk-in closets, a full bathroom and laundry room complete the upper level. The undeveloped basement is a clean slate with bathroom rough-ins in place, making future development that much easier! Situated on a conventional lot (not a zero lot-line) that is over 3,700 ft2 in size, with a south-facing backyard, this beautiful new home is perfect for a growing family! This brand new home includes builder warranty + Alberta New Home Warranty - allowing you to purchase with peace of mind in the new community of Chinook Gate. *Please note: photos are for representation purposes and are from a previous show home model - exact finishes will vary.

Built in 2025

Essential Information

MLS® # A2237754 Price \$775,700

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 2,290

Acres 0.09

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 155 Chinook Winds Manor Sw

Subdivision Chinook Gate

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5P9

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows, Pantry

Appliances Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven, Electric

Cooktop, Microwave, Range Hood

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Yard, Front Yard, Rectangular Lot, Interior Lot, Private

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 13th, 2025

Days on Market 95
Zoning R1-U
HOA Fees 100
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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