

# \$624,900 - 1112 Chinook Gate Bay Sw, Airdrie

MLS® #A2258243

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

Step into this stunning McKee-built home showcasing exceptional craftsmanship and thoughtful design. Featuring 3 spacious bedrooms and 3 bathrooms, this residence offers modern comfort with timeless style. The heart of the home is the chef's kitchen, complete with a large pantry, quartz countertops, and stainless steel appliances—designed for both everyday living and entertaining. The open-concept layout flows seamlessly into the dining and living areas, filled with natural light from oversized windows. Upstairs, generous bedrooms and well-appointed bathrooms, and the convenience of upstairs laundry, creating a peaceful retreat for the whole family. Enjoy the outdoors with ease thanks to the low-maintenance landscaping and a true backyard oasis—perfect for relaxing, entertaining, or summer gatherings. The home also includes an undeveloped basement, offering plenty of potential for future expansion or a personalized recreation space. Located in the family-friendly community of Chinook Winds, this home is surrounded by parks, playgrounds, pathways, and plenty of amenities, making it ideal for an active lifestyle. This nearly new home blends quality construction, functionality, and style, making it the perfect move-in-ready opportunity. Schedule your private showing today!

Built in 2021



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258243    |
| Price          | \$624,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,842       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1112 Chinook Gate Bay Sw |
| Subdivision | Chinook Gate             |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B5J1                   |

## Amenities

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

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, See Remarks, Washer, Window Coverings                       |
| Heating           | Central, Natural Gas                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |

|              |                       |
|--------------|-----------------------|
| Fireplaces   | Electric, Family Room |
| Has Basement | Yes                   |
| Basement     | Full, Unfinished      |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard                                                                |
| Lot Description   | Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, See Remarks, Street Lighting, Yard Lights |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | See Remarks, Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Zoning         | R1-U                 |
| HOA Fees       | 105                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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