

# \$640,000 - 1093 Chinook Gate Heath Sw, Airdrie

MLS® #A2223756

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Step into this two-story home perfect for your growing family. From the moment you roll up, the adorable front porch and dynamite curb appeal set the scene. Inside, you'll find a main floor that's extra spacious. The 4-panel sliding glass door along the back lets the southern sunshine flood in, casting the perfect glow on the off-white cabinetry, massive kitchen island (seats at least three of your favourite people), and loads of pot & pan drawers. Set the table for your entire extended fam – there's plenty of room for big feasts. Working from home? You'll love the main floor office with a big sunny window and a stylish barn door that slides shut for peace and productivity. Upstairs, the central bonus room keeps things harmonious, creating a perfect separation between the oversized kids' rooms and the primary suite, your private retreat in the sky. Enjoy your own ensuite, a massive walk-in closet, and a balcony that's just right for a morning brew or mellow sunset read. Plus, there's a sun-soaked upstairs laundry room that makes chores a little less... square. Down below, the fully finished basement (developed by the builder) includes a giant rec room, extra storage, a full bathroom, and an additional bedroom for guests, teens, or your family from out of town. Out back everything is already done: enjoy simple, stylish landscaping, a big deck made for BBQing and entertaining, a built-in bench for reading, and a super tidy fence. The wide garage has room for your



wheels and more. Youâ€™ve got the works: reverse osmosis water system, A/C, water softener. And the location is right on â€” just a hop from Chinook Winds Park, close to pathways, shopping, restaurants, and a smooth cruise into Calgary.

Built in 2019

### Essential Information

MLS® #	A2223756
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,748
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1093 Chinook Gate Heath Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T3B 5E1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	30
Zoning	R1-L
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.