

# \$650,000 - 1073 Chinook Gate Heath Sw, Airdrie

MLS® #A2240413

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

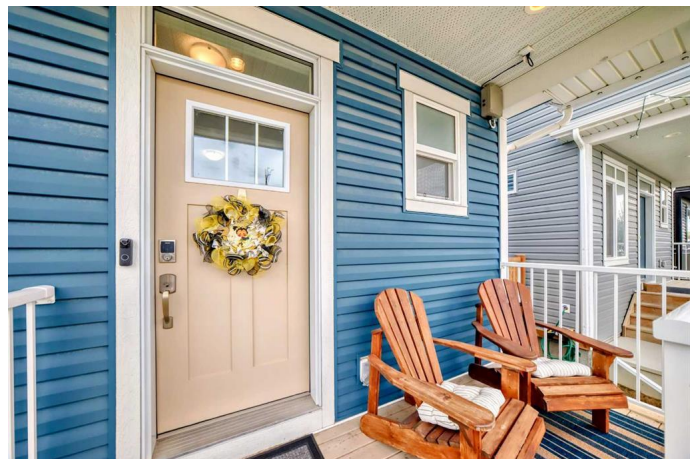
Discover this stunning 4-bedroom, 3.5-bathroom, two-story residence featuring a detached double garage and air conditioning for your comfort. This home also boasts permanent outdoor lighting, perfect for enhancing your outdoor space year-round. Ideally located within walking distance to Chinook Winds Park, you'll enjoy easy access to beautiful green spaces and recreational activities.

The main floor boasts a modern open concept design, complete with a dedicated office space. Enjoy cooking in the stylish kitchen equipped with stainless steel appliances, quartz countertops, a beautiful backsplash, and a sleek hood fan chimney. Two spacious pantries provide ample storage, while the large dining and living rooms offer plenty of space for entertaining. A convenient half bath completes the main level.

Step outside to your professionally landscaped backyard, featuring a deck and low-maintenance artificial grass—perfect for outdoor gatherings!

The fully developed basement includes a cozy family room, a spacious bedroom, and a 4-piece bathroom, providing additional living space for family or guests.

Upstairs, you'll find a versatile bonus room, two generously sized bedrooms, a



4-piece bathroom, and a laundry room. The primary bedroom is a true retreat, featuring a walk-in closet with custom storage and a luxurious 4-piece ensuite.

Don't miss out"call now for your private showing!

Built in 2020

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240413    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,831       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1073 Chinook Gate Heath Sw |
| Subdivision | Chinook Gate               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5E1                    |

Amenities

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

Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                     |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                             |
| Cooling           | Other                                                                               |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Other        |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 28              |
| Zoning         | R1-L            |
| HOA Fees       | 105             |
| HOA Fees Freq. | MON             |

## 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.