

\$639,900 - 1093 Chinook Gate Heath Sw, Airdrie

MLS® #A2240556

\$639,900

4 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this two-storey GEM designed with your growing family in mind. From the moment you arrive, the charming front porch and standout curb appeal make a warm first impression. Inside, the main floor offers a generous layout perfect for everyday living and entertaining. A 4-panel sliding glass door along the back brings in an abundance of southern sunlight, highlighting the off-white cabinetry, oversized kitchen island (with seating for at least three of your favourite humans), and an abundance of pot and pan drawers.

Hosting the whole extended family? No problem – there's space to spare for big dinners and celebrations. Working from home is a breeze thanks to the DEDICATED HOME OFFICE (Or Yoga Room, Art Studio etc) with a large sunny window and a modern barn door that closes for quiet focus. Upstairs, a centrally located bonus room keeps the peace by providing separation between the spacious kids' rooms and your serene primary suite – a personal sanctuary in the sky, complete with a private ensuite, a huge walk-in closet, and your very own balcony, perfect for sipping coffee at sunrise or enjoying a peaceful evening read.

The upper-level laundry room is flooded with light, making everyday chores feel a little brighter. Downstairs, the fully finished basement (professionally developed by the builder) features a massive rec room, extra



storage space, a full bathroom, and an additional bedroom â€” perfect for guests, teenagers, or visiting family.

Outside, everythingâ€™s move-in ready: low-maintenance landscaping, a spacious deck built for BBQs and gatherings, a built-in bench for lounging, and a neat, well-kept fence. The extra-wide garage easily fits your vehicles and gear. Plus, enjoy the bonus features â€” reverse osmosis water system, central A/C, and a water softener. The LOCATION is a win too: just a quick stroll to Chinook Winds Park, splash park, ball diamonds, so many trails, shopping, dining, and a smooth commute into Calgary. CHECK US OUT TODAY!!

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2240556 |
| Price | \$639,900 |
| 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, Microwave Hood Fan, 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 | July 17th, 2025 |
| Days on Market | 4 |
| Zoning | R1-L |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

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

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