



GRASSROOTS
REALTY GROUP

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**1139 Chinook Winds Circle SW
Airdrie, Alberta**

MLS # A2249080



\$630,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

Excellent opportunity to own this brand new, never-occupied 2-storey home in the desirable Chinook Gate community of Airdrie. Offering approx. 2,566 sqft of developed living space with 4 bedrooms and 3.5 bathrooms, this move-in ready home features a bright, open-concept layout with two spacious living areas and a modern kitchen complete with stainless steel appliances, pantry, and central island/breakfast bar. Upstairs offers a large primary bedroom with 4-pc ensuite and walk-in closet, plus two additional bedrooms, a 4-pc main bath, bonus room, and upper-floor laundry. The fully finished basement features a separate side entrance, a 4th bedroom, full bath, and large rec/family room—perfect for future potential. Outside, enjoy a spacious backyard with a concrete parking pad for 2 vehicles and room for future garage development. Home comes with Builder's Full New Home Warranty. Quick possession available. Located close to schools, parks, and all amenities.