



GRASSROOTS
REALTY GROUP

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1206 Chinook Winds Circle SW
Airdrie, Alberta

MLS # A2254756



\$849,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,589 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Brand New, Never-Occupied Corner Home with \$70K Upgrades | 3D Tour Available! Welcome to this stunning, brand-new corner home located in the sought-after community of Chinook Gate in Airdrie. Thoughtfully designed and loaded with premium upgrades, this never-lived-in property offers luxury, comfort, and space for the whole family. Main Floor Highlights: 9-ft Knockdown Ceilings create an open and airy feel Central Air Conditioning for year-round comfort Stylish, Upgraded Kitchen featuring: Stainless steel appliances Chimney hood fan, Built-in oven and microwave, Gas cooktop range, Quartz countertops with under-mount sinks Walk-through pantry Waterline to fridge Spacious Open Concept Layout with excellent natural light Separate Front Living Room & perfect for guests Rear Family/Living Room with pot lights and large windows Convenient 2-pc Bathroom Large Deck in the backyard & ideal for entertaining Separate Side Entrance to the basement Upper-Level Features: 4 Generously Sized Bedrooms & each with a walk-in closet 3 Full Bathrooms including: Luxurious 5-pc Ensuite in the Primary Bedroom Upgraded 3-pc Ensuite in the 4th Bedroom (tub converted to standing shower) Additional shared 3-pc bathroom Bonus Central Family Room with pot lights Upper-Level Laundry Room with upgraded washer and dryer Large Windows throughout & bringing in sunlight all day Basement Details: Unfinished Basement with 9-ft ceilings Separate Entrance & ideal for a future legal suite Large Windows providing plenty of natural light Excellent layout & ready for your custom development Located in the vibrant and upscale community of Chinook Gate, close to parks, schools, shopping, and amenities. Be sure to check out the 3D Virtual Tour! Don't miss this incredible opportunity &

schedule your private showing today!