



GRASSROOTS
REALTY GROUP

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1112 Chinook Gate Bay SW
Airdrie, Alberta

MLS # A2258243



\$624,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	Hot Tub (as is), Gazebo, Slatwall in garage		

Step into this stunning McKee-built home showcasing exceptional craftsmanship and thoughtful design. Featuring 3 spacious bedrooms and 3 bathrooms, this residence offers modern comfort with timeless style. The heart of the home is the chef's kitchen, complete with a large pantry, quartz countertops, and stainless steel appliances—designed for both everyday living and entertaining. The open-concept layout flows seamlessly into the dining and living areas, filled with natural light from oversized windows. Upstairs, generous bedrooms and well-appointed bathrooms, and the convenience of upstairs laundry, creating a peaceful retreat for the whole family. Enjoy the outdoors with ease thanks to the low-maintenance landscaping and a true backyard oasis—perfect for relaxing, entertaining, or summer gatherings. The home also includes an undeveloped basement, offering plenty of potential for future expansion or a personalized recreation space. Located in the family-friendly community of Chinook Winds, this home is surrounded by parks, playgrounds, pathways, and plenty of amenities, making it ideal for an active lifestyle. This nearly new home blends quality construction, functionality, and style, making it the perfect move-in-ready opportunity. Schedule your private showing today!