



**1133 Chinook Gate Bay SW  
Airdrie, Alberta**

**MLS # A2263434**



**\$649,949**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Chinook Gate   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,952 sq.ft.   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad  |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

Welcome to The Oxford by Brookfield Residential - a stunning, fully detached home situated on a Conventional Lot (not zero lot) that perfectly combines thoughtful design, functional living, and modern style. Offering nearly 2,000 sq. ft. of beautifully crafted living space above grade, plus a full basement with its own private side entrance, this home provides incredible flexibility for your lifestyle or future development potential. Situated on a conventional lot with side yards on both sides, a West backyard for optimal sunshine, and spanning over 3,000 sq. ft., this property offers an abundance of both indoor and outdoor living space - ideal for family life, entertaining, or creating your dream backyard retreat. The open-concept main floor is bright and inviting, featuring a spacious kitchen that seamlessly connects to both the great room and dining area, creating the perfect setting for gatherings of any size. The kitchen is a true showpiece, complete with a suite of stainless steel appliances, including a gas range and chimney hood fan, along with an oversized pantry for added storage. The great room at the front of the home spans the entire width with a wall of windows overlooking the front street. A main level office, mudroom, and 2-piece powder room add everyday functionality and convenience. On the upper level, a central bonus room separates the luxurious primary suite from the secondary bedrooms, providing privacy and a natural flow to the layout. The primary bedroom features a large walk-in closet and 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room complete the upper level. The basement, with its private side entrance, awaits your personal touch with rough-ins in place. Whether you envision a legal suite (subject to local municipality approval), gym, media room, or additional living space, there is ample room for a

large living area, bedroom and bathroom. Outside, the conventional lot provides endless potential for outdoor living with the convenience of a traditional lot design. The property is complete with a double concrete parking pad - providing significant savings for future garage development. Backed by Brookfield's builder warranty and Alberta New Home Warranty, you can purchase with confidence knowing your investment is protected. \*\*Please note: Property is under construction and photos are not an exact representation of the property for sale.