



GRASSROOTS
REALTY GROUP

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1242 Chinook Winds Circle SW
Airdrie, Alberta

MLS # A2271351



\$684,990

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

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

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This stunning, brand-new home by award-winning Brookfield Residential is officially move-in ready and located in the highly sought-after community of Chinook Gate in Airdrie. Thoughtfully designed, this Rundle 24 model offers exceptional living with two spacious living areas, 3 bedrooms, 2.5 bathrooms, and an undeveloped basement with ample room for a future rec area, bedroom, and bathroom (with rough-ins + side entrance already in place). At the heart of the home sits a chef-inspired kitchen featuring a built-in oven range hood and microwave, and a slide-in gas range. A generous walkthrough pantry seamlessly connects the kitchen to the mudroom and the double attached garage, enhancing everyday convenience. Open to both the dining area and main living space, this kitchen is designed for effortless flow -ideal for family living and entertaining alike. A wall of west-facing windows along the back of the home fills the main floor with natural light, while the dining area's patio doors provide direct access to the backyard. A cozy electric fireplace adds warmth and comfort to the living room, creating the perfect atmosphere for winter evenings. Beautiful natural wood railings with iron spindles lead to the upper level, where a central bonus room separates the luxurious primary suite from the secondary bedrooms, ensuring both privacy and functionality. The spacious primary bedroom boasts a spa-inspired 5-piece ensuite complete with dual sinks, a soaker tub, a walk-in shower, and an impressive walk-in closet. Two additional well-sized bedrooms, a full bathroom, a large linen closet, and a dedicated laundry room complete the upper floor. The basement, offering nearly 800 sq. ft., is a blank canvas ready for your personal vision - whether that's a home theatre, gym, additional bedrooms, or all of the above and the bathroom rough-ins are already in place.

Situated on a bright and sunny lot spanning nearly 4,000 ft² in size with ideal west backyard exposure, this is the perfect home both inside and out! With both Builder Warranty and Alberta New Home Warranty, you can purchase with confidence. Fully finished, beautifully designed, and move-in ready, this exceptional home in Chinook Gate is perfect for a growing family looking for comfort, style, and a vibrant community.