



**1260 Chinook Gate Bay SW  
Airdrie, Alberta**

**MLS # A2286771**



**\$759,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,375 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level, No Back Lane, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Hot Tub, Trampoline, Basketball Hoop & Net, TV Wall Mount (Bonus Room), Window coverings (roller blinds in the boys' bedrooms and the accordion coverings in the boot room, living room, and master bedroom), Built In Garage Shelves, Fridge (in garage), Cabinets in en suite walk-in closet

Nestled in the vibrant, family-friendly community of Chinook Gate, this home, built by Excel Homes in 2023, offers 2,375 sq ft of thoughtfully designed living space on a corner lot with a double attached garage. With serene pond views and scenic walking paths, it combines modern comfort with an exceptional location, just steps from parks, playgrounds, and all the amenities a growing family could want. Inside, a welcoming entryway with soaring 9' ceilings sets the tone for the main floor, where luxury vinyl plank flooring and abundant natural light create an open, airy feel. A flexible front room offers a home office, sitting area, or formal dining space, adapting easily to your lifestyle. The heart of the home is the open-concept kitchen, dining, and living area. The kitchen impresses with crisp white upper cabinetry paired with grey lower cabinetry, quartz countertops, a stylish backsplash, stainless steel appliances, and a spacious island with seating. A walk-in pantry and plentiful counter and cupboard space ensure functionality meets style. The dining area accommodates family meals or entertaining, while the living space provides a comfortable place to unwind. Sliding doors open to the expansive west-facing deck, extending the living space outdoors. A powder room and mudroom complete the main level. Upstairs, plush carpeting adds comfort throughout, and the bonus room with vaulted ceiling provides a bright, versatile space for movie nights, play, or quiet relaxation. The primary retreat features a walk-in closet and a luxurious five-piece ensuite with dual sinks, a soaker tub, and an oversized shower with built-in seating. Three additional bedrooms, a four-piece bathroom, and a convenient upper-level laundry room make daily living effortless for a busy household. The unfinished basement offers a blank canvas for a future living area, home gym, or

extra storage. The backyard is designed for enjoyment and entertaining. A large composite deck is perfect for barbecues, while the hot tub is a showstopper. Less than a year old, this 10&ndash;12 person &ldquo;party tub&rdquo; is among the largest available and doubles as a splash pool for kids during warmer months. Energy-efficient and costing less than \$20 per month to operate, it&rsquo;s an affordable, year-round addition for relaxation and gatherings. Additional backyard amenities include a trampoline and a gravel pad with RV parking, while a basketball hoop is positioned at the front driveway. The home also features air conditioning and a 220-volt outlet in the garage. Chinook Gate offers a lifestyle of ease and recreation. Quick access to 8 Street, Yankee Valley Blvd, and Hwy 2 makes commuting simple, while nearby schools, shopping, dining, and public transit keep daily life effortless. W. H. Croxford High School is close by, and Chinook Winds Regional Park is just steps away, featuring three playgrounds, a skate park, a spray park, multi-use courts, beach volleyball, ball diamonds, a toboggan hill, and outdoor skating in winter.