



**1173 Chinook Gate Bay SW  
Airdrie, Alberta**

**MLS # A2301162**



**\$699,000**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** NONE

Presenting an exceptional opportunity to own a meticulously crafted 2024-built residence, showcasing contemporary architecture, refined finishes, and a prime location within one of Airdrie's most desirable family-oriented neighborhood's. Designed with both functionality and style in mind, this home offers a bright and open main floor featuring a spacious living area, a thoughtfully designed kitchen highlighted by a large central island, a versatile den ideal for a home office or study, and a convenient powder room. The double attached garage provides everyday ease, while the expansive backyard offers abundant space for outdoor living, recreation, or future landscaping enhancements. The upper level is equally impressive, featuring four well-proportioned bedrooms, including an expansive primary suite complete with a spa-inspired 5-piece ensuite. A generous bonus room adds flexibility, serving as the perfect space for family gatherings, media, or relaxation. Extensive upgrades throughout the home elevate both its aesthetic appeal and overall comfort, reflecting pride of ownership and attention to detail. Further enhancing the property is a separate entrance to the unfinished basement, offering tremendous potential for customization—whether for additional living space, a secondary suite (subject to approval), or recreational use. Ideally situated near parks, schools, and everyday amenities, with convenient access to major routes, this home represents a rare blend of modern luxury, practicality, and future potential—perfect for growing families or savvy investors alike.