

# \$695,000 - 1209 Chinook Gate Bay Sw, Airdrie

MLS® #A2256671

**\$695,000**

4 Bedroom, 3.00 Bathroom, 2,255 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

\*\*\*OPEN HOUSE this SUNDAY SEPT 21st @ 2-4PM \*\*\* Welcome to this spacious family home with over 2200 square feet, close to schools and Chinook Winds regional Park, this home combines space, comfort, and convenience. Inside you will find a generous sized entry, a large functional kitchen and a bright, airy living space. The main floor also has a conveniently located office that provides a quiet spot to work or study. Upstairs you will find a impressive primary suite, complete with walk in closet and luxurious 5 piece bathroom, your personal retreat at the end of the day. The upper level also includes three additional bedrooms, a large laundry area, and a bonus room, ideal for a playroom or media space. The home also has an unfinished basement that is ready for your finishing touches, imagine a home theatre, games room, or additional bedrooms. This home offers both a space and location you will love, don't miss the opportunity to make this one yours!

Built in 2023

## Essential Information

MLS® #	A2256671
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,255
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1209 Chinook Gate Bay Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 15th, 2025  
Zoning                              R1-U  
HOA Fees                         105  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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