

# **\$745,000 - 1209 Chinook Gate Bay Sw, Airdrie**

MLS® #A2207435

**\$745,000**

5 Bedroom, 3.00 Bathroom, 2,252 sqft

Residential on 0.08 Acres

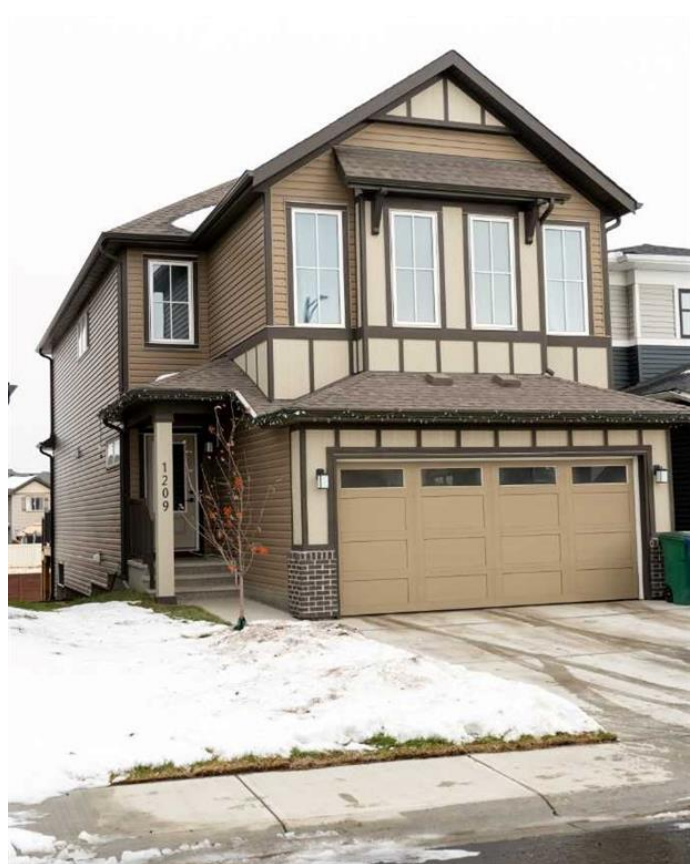
Chinook Gate, Airdrie, Alberta

Welcome to this wonderful 2-Storey over 2,200 sq.ft. developed home nestled in the highly desirable and family-oriented community of Chinook Gate, Airdrie. The front door opens to a wide foyer leading to a convenient home office/den and a formal dining room. From there you will see the spacious living room, bathed in natural light streaming through bright windows and imagine cozy evenings by the fireplace.

The fully functional kitchen features lots of cabinets fitted with LED lighting, high-end stainless-steel appliances, including wall oven and microwave. For your master chef skills, a sizable pantry, and a large quartz island with a sink.

The dining area also features a glass door to the large rear maintenance-free deck and of course, a great place to entertain, enjoy nature or have the kids run around. This level also has a 2pc powder room for you and your guest's convenience.

The staircase to the upper-level welcomes you to a large Bonus/ Family room just for relaxation or an extra space for entertainment.. your choice. The owner's suite comes with its own 5-piece ensuite with a separate shower and a tub. This level also has 3 more good sized bedrooms and a full main bathroom and Laundry. The on-touched basement with side entry await your creativity and genius . The fully fenced and landscaped backyard also enhances the privacy and complements the enjoyment of this home. You will be close to



schools, as well as transportation, shopping, and many other amenities. This well-priced home is one you will not want to miss.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207435    |
| Price          | \$745,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,252       |
| Acres          | 0.08        |
| 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, Laminate Counters, No Smoking Home, Pantry                                            |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Electric Cooktop |

|                 |                                     |
|-----------------|-------------------------------------|
| Heating         | Natural Gas, ENERGY STAR            |
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Gas                                 |
| Has Basement    | Yes                                 |
| Basement        | Full, Unfinished, Exterior Entrance |



## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Playground     |
| Lot Description   | Back Yard, Landscaped, Street Lighting, No Neighbours Behind |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 29              |
| Zoning         | R1-U            |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.