

# \$619,000 - 1056 Chinook Gate Heath Sw, Airdrie

MLS® #A2231912

**\$619,000**

3 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

TIMELESS STYLE and a smart design, in the desirable neighbourhood of Chinook Gate! This elegant 3 Bedroom + 2.5 Bath home features a HEATED DOUBLE ATTACHED GARAGE, stunning classic black and white aesthetic, and a beautifully curated backyard. On the Main Floor, TALL 9'™ ceilings and a bright OPEN-CONCEPT LAYOUT set the tone. The modern white Kitchen features QUARTZ counters, a contrasting tile backsplash, PANTRY, large island, SS appliances, and flows seamlessly into the adjacent Dining area with access to the full-width backyard deck—perfect for indoor/outdoor living. A spacious Living Room offers a big window and sleek wall-mounted electric fireplace. The 2pc Powder Room and practical Mudroom with Garage access & an organized closet complete the main level. Upstairs, the luxurious Primary suite includes plush carpet, a 4pc Ensuite with oversized WALK-IN SHOWER, DUAL SINKS with Quartz counters, stylish tile flooring, AND a WALK-IN CLOSET! Two more generous bedrooms, a 4pc bath with quartz counters, and a separate UPPER-LEVEL LAUNDRY ROOM with A WINDOW round out the upper floor. The basement is wide open with a great layout, roughed-in plumbing, and two large windows—ready for your future development. Step outside and enjoy the large fully FENCED & LANDSCAPED yard with MATURE TREES for great privacy, a shed, and a designated fire pit area. The oversized full-width deck is



perfect for entertaining or relaxing under the stars. It gets even better! The double attached garage is HEATED, and hosts plenty of space for vehicles and storage, plus additional driveway parking so you and your guests are never short on parking. Located on a quiet street in the sought-after community of Chinook Gate, just steps to playground, parks, schools, and the Chinook Winds Regional Park! Airdrie's ultimate outdoor hub. Don't miss your chance to own this turn-key gem with unbeatable curb appeal and a layout that truly works!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231912    |
| Price          | \$619,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,597       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1056 Chinook Gate Heath Sw |
| Subdivision | Chinook Gate               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5C9                    |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Other   |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front, Off Street |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage                      |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Level, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 40              |
| Zoning         | R1-U            |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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