

# \$539,900 - 1121 Chinook Gate Bay Sw, Airdrie

MLS® #A2240697

**\$539,900**

4 Bedroom, 4.00 Bathroom, 1,393 sqft

Residential on 0.05 Acres

Chinook Gate, Airdrie, Alberta

\*\*\*\* 10,000 Price Reduction\*\*\*\*Welcome to this stunning, fully upgraded Home located in the highly sought-after community of Chinook Gate, Airdrie! This beautifully maintained property boasts 1,817 sq ft of total living space, including a fully finished basement and thoughtful upgrades throughout.

As you step inside, youâ€™ll immediately notice the 9 ft ceilings and abundance of natural light that enhance the open-concept main floor. Enjoy elegant touches such as luxury vinyl plank flooring, a cozy fireplace, and a gourmet kitchen featuring quartz countertops, maple cabinetry, and stainless-steel appliancesâ€”perfect for entertaining or everyday living. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and another 4-piece bathroom offer ample space for family or guests.

Enjoy built-in speaker wiring throughout the main floor and master bedroomâ€”perfect for music lovers or home audio enthusiasts. The fully developed basement adds incredible value with a separate entrance, large living room, bedroom, and an additional 4-piece bathroomâ€”ideal for guests or personal use. The house offers additional amenities such as central Air- Conditioning, concrete parking pad and a deck. This home truly has it all â€” style, functionality and location. Donâ€™t miss your chance to make it yours. Book your private showing today!



Built in 2021

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240697               |
| Price          | \$539,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,393                  |
| Acres          | 0.05                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1121 Chinook Gate Bay Sw |
| Subdivision | Chinook Gate             |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 5J1                  |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                    |
| Heating           | Forced Air, Natural Gas  |

|                 |  |
|-----------------|--|
| Cooling         | Central Air                                      |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric, Living Room                            |
| Has Basement    | Yes  |
| Basement        | Exterior Entry, Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Rectangular Lot         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 61              |
| Zoning         | R2              |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.