

# \$1,129,999 - 1153 Chinook Gate Bay Sw, Airdrie

MLS® #A2271021

**\$1,129,999**

8 Bedroom, 6.00 Bathroom, 2,495 sqft

Residential on 0.16 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this exceptional family home sitting on a massive pie-shaped corner lot, fully fenced with premium metal fencing and convenient RV parking through the alley. The beautifully landscaped backyard features a large finished deck—perfect for entertaining and outdoor living.

As you step through the impressive double-door entrance, you™re greeted with a bright and open main floor that offers both functionality and luxury. Enjoy a full bedroom and a full bathroom on the main level, ideal for guests or multigenerational living. The upgraded gourmet kitchen includes built-in stainless steel appliances, quartz counters, and a spacious island, paired with a fully equipped spice kitchen for added convenience. A welcoming living room and dining area complete the main floor, creating the perfect flow for daily living.

Upstairs, you™ll find 4 bedrooms, including two master bedrooms—each with its own spa-like ensuite (one 5-piece and one 4-piece). A large bonus room and a full laundry room add even more comfort and practicality.

The home also features a 3-bedroom legal suite in the basement with 2 full bathrooms, a generous living area, and a full set of stainless steel appliances—ideal for rental income or extended family.



Located just steps away from the pond, walking trails, and playgrounds, this home offers the perfect blend of luxury, space, and convenience for any family.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2271021    |
| Price          | \$1,129,999 |
| Bedrooms       | 8           |
| Bathrooms      | 6.00        |
| Full Baths     | 6           |
| Square Footage | 2,495       |
| Acres          | 0.16        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1153 Chinook Gate Bay Sw |
| Subdivision | Chinook Gate             |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 5J1                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows                              |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, |

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
|                 | Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator |
| Heating         | Forced Air                                                              |
| Cooling         | None                                                                    |
| Fireplace       | Yes                                                                     |
| # of Fireplaces | 1                                                                       |
| Fireplaces      | Gas                                                                     |
| Has Basement    | Yes                                                                     |
| Basement        | Full                                                                    |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 1                   |
| Zoning         | R1-U                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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