

\$849,900 - 1206 Chinook Winds Circle Sw, Airdrie

MLS® #A2254756

\$849,900

4 Bedroom, 4.00 Bathroom, 2,589 sqft

Residential on 0.11 Acres

Chinook Gate, Airdrie, Alberta

Brand New, Never-Occupied Corner Home with \$70K Upgrades | 3D Tour Available!

Welcome to this stunning, brand-new corner home located in the sought-after community of Chinook Gate in Airdrie. Thoughtfully designed and loaded with premium upgrades, this never-lived-in property offers luxury, comfort, and space for the whole family.

Main Floor Highlights:

9-ft Knockdown Ceilings create an open and airy feel

Central Air Conditioning for year-round comfort

Stylish, Upgraded Kitchen featuring:

Stainless steel appliances

Chimney hood fan,

Built-in oven and microwave,

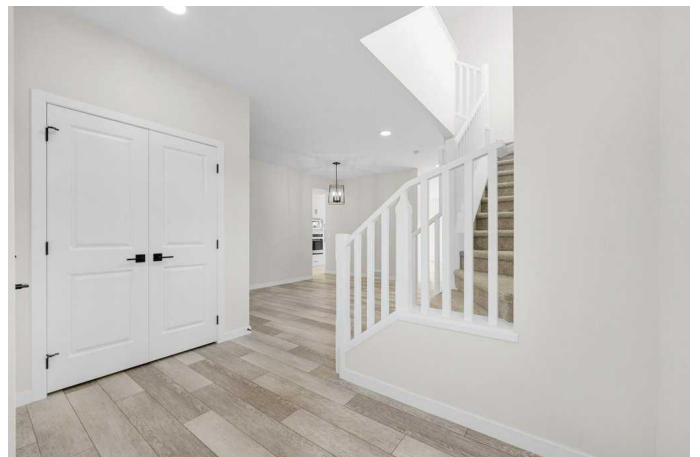
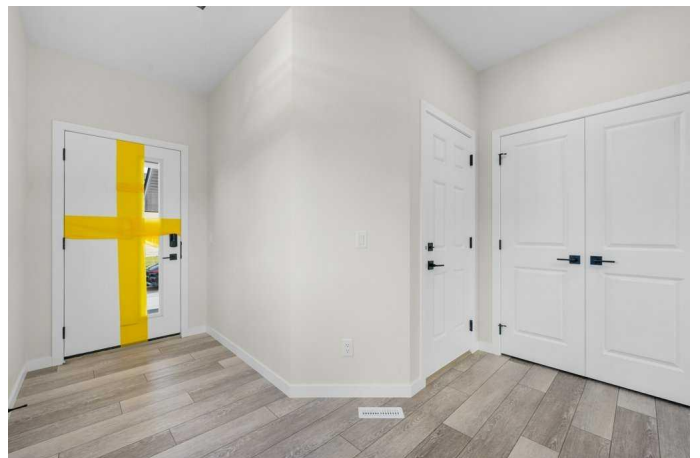
Gas cooktop range,

Quartz countertops with under-mount sinks

Walk-through pantry

Waterline to fridge

Spacious Open Concept Layout with excellent



natural light

Separate Front Living Room â€” perfect for guests

Rear Family/Living Room with pot lights and large windows

Convenient 2-pc Bathroom

Large Deck in the backyard â€” ideal for entertaining

Separate Side Entrance to the basement

Upper-Level Features:

4 Generously Sized Bedrooms â€” each with a walk-in closet

3 Full Bathrooms including:

Luxurious 5-pc Ensuite in the Primary Bedroom

Upgraded 3-pc Ensuite in the 4th Bedroom (tub converted to standing shower)

Additional shared 3-pc bathroom

Bonus Central Family Room with pot lights

Upper-Level Laundry Room with upgraded washer and dryer

Large Windows throughout â€” bringing in sunlight all day

Basement Details:

Unfinished Basement with 9-ft ceilings

Separate Entrance â€” ideal for a future legal suite

Large Windows providing plenty of natural light

Excellent layout “ ready for your custom development

Located in the vibrant and upscale community of Chinook Gate, close to parks, schools, shopping, and amenities.

Be sure to check out the 3D Virtual Tour!
Don't miss this incredible opportunity “ schedule your private showing today!

Built in 2024

Essential Information

MLS® #	A2254756
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,589
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1206 Chinook Winds Circle Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5S8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	17
Zoning	R1-U
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

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.