

\$699,900 - 1242 Chinook Winds Circle Sw, Airdrie

MLS® #A2271351

\$699,900

3 Bedroom, 3.00 Bathroom, 1,887 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

This stunning, brand-new home by award-winning Brookfield Residential is officially move-in ready and located in the highly sought-after community of Chinook Gate in Airdrie. Thoughtfully designed, this Rundle 24 model offers exceptional living with two spacious living areas, 3 bedrooms, 2.5 bathrooms, and an undeveloped basement with ample room for a future rec area, bedroom, and bathroom (with rough-ins + side entrance already in place). At the heart of the home sits a chef-inspired kitchen featuring a built-in oven range hood and microwave, and a slide-in gas range. A generous walkthrough pantry seamlessly connects the kitchen to the mudroom and the double attached garage, enhancing everyday convenience. Open to both the dining area and main living space, this kitchen is designed for effortless flow -ideal for family living and entertaining alike. A wall of west-facing windows along the back of the home fills the main floor with natural light, while the dining area's patio doors provide direct access to the backyard. A cozy electric fireplace adds warmth and comfort to the living room, creating the perfect atmosphere for winter evenings. Beautiful natural wood railings with iron spindles lead to the upper level, where a central bonus room separates the luxurious primary suite from the secondary bedrooms, ensuring both privacy and functionality. The spacious primary bedroom boasts a spa-inspired 5-piece ensuite complete with dual sinks, a soaker tub, a



walk-in shower, and an impressive walk-in closet. Two additional well-sized bedrooms, a full bathroom, a large linen closet, and a dedicated laundry room complete the upper floor. The basement, offering nearly 800 sq. ft., is a blank canvas ready for your personal vision - whether thatâ€™s a home theatre, gym, additional bedrooms, or all of the above and the bathroom rough-ins are already in place. Situated on a bright and sunny lot spanning nearly 4,000 ft2 in size with ideal west backyard exposure, this is the perfect home both inside and out! With both Builder Warranty and Alberta New Home Warranty, you can purchase with confidence. Fully finished, beautifully designed, and move-in ready, this exceptional home in Chinook Gate is perfect for a growing family looking for comfort, style, and a vibrant community.

Built in 2025

Essential Information

MLS® #	A2271351
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,887
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1242 Chinook Winds Circle Sw
Subdivision	Chinook Gate

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5X6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office Charles

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.