

# \$839,900 - 1024 Chinook Gate Heath Sw, Airdrie

MLS® #A2217834

**\$839,900**

6 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this stunning MCKEE-built masterpiece, designed for maximum space, comfort, and functionality! Boasting 4 bedrooms, a main-floor office, and a fully contained 2-bedroom LEGAL suite. With over 3122 sq f of total living space, this home is perfect for large families or savvy buyers looking for income potential (rental income generated from legal suites can be factored into mortgage qualification)

Upon entry, you're greeted by an impressive open layout, with a spacious office and stylish half bath tucked conveniently to the side. The chef's dream kitchen features a massive island, upgraded full-height cabinetry (including a built-in wine rack, garbage pullout, and storage cabinet), a built-in wine fridge, quartz countertops, and a premium Blanco undermount sink. Cooking is a delight with the six-burner gas range, and the expansive dining area is perfect for hosting dinner parties. The bright living space showcases an electric fireplace with stunning floor-to-ceiling stone detail, while large windows flood the room with natural light. Step outside to the maintenance-free composite deck, complete with waterproof enclosed storage beneath. The poured concrete patio and spacious backyard provide the perfect retreat for kids or furry friends! Upstairs, the primary bedroom impresses with a spa-like 5-piece ensuite featuring a 5' shower and luxurious soaker tub, plus a massive walk-in closet. Three



additional bedrooms, a large 4-piece bathroom, a bonus room, and a proper laundry room round out this level, making it ideal for growing families.

The fully contained 2-bedroom, 1-bathroom LEGAL CONFORMING suite in the basement comes complete with a separate furnace, electrical panel, and laundry, making it a turnkey rental. The side entrance with a paved walkway ensures privacy and accessibility. Bonus features include central air conditioning and Gemstone lighting, adding both comfort and curb appeal.

If you're looking for a family-friendly home with income potential, THIS is the one! Don't miss outâ€”schedule your showing today!

Built in 2020

**Essential Information**

MLS® #	A2217834
Price	\$839,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1024 Chinook Gate Heath Sw
Subdivision	Chinook Gate
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 5C9

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
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, Suite

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	35
Zoning	R1-U
HOA Fees	105
HOA Fees Freq.	ANN

# Listing Details

Listing Office                      RE/MAX House of Real Estate

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.