

# \$573,000 - 1037 Chinook Gate Heath Sw, Airdrie

MLS® #A2265355

**\$573,000**

3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Welcome to your new home in Chinook Gate, a vibrant and growing community offering incredible value and location. This unique and spacious detached property is just two blocks from a fantastic playground and within walking distance to the future school site, making it ideal for families or savvy investors.

Step into a sunlit, open-concept main floor where abundant windows fill every corner with natural light. The front family room is large and welcoming, perfect for gatherings or cozy nights in. From there, step up into a beautifully appointed kitchen with vaulted ceilings and skylights, creating a bright and airy atmosphere. Full-height cabinetry, upgraded stainless steel appliances—including a built-in microwave—and an oversized island combine practicality with style. A built-in pantry adds to the generous storage. The adjacent dining area easily accommodates a table for eight, and a tucked-away powder room maintains flow without compromising space.

Off the dining area, the rear door opens to a fully fenced backyard, complete with a large deck and pergola—perfect for entertaining or relaxing outdoors. The landscaped yard includes a pathway leading to a double detached garage, giving you the luxury of no winter windshield scraping.

A charming curved staircase leads to the second floor, where skylights and high windows bathe the landing in light. The spacious primary suite features patio doors opening onto a private, covered deck, ideal for



morning coffee or evening unwinding. This retreat also includes a walk-in closet and a luxurious five-piece ensuite. Two additional bedrooms, another full bathroom, and a convenient upstairs laundry room with cabinets and countertop complete the upper level. The unfinished basement is a blank canvas ready for your imagination—whether you envision a rec room, guest suite, or home gym. Located within walking distance to schools, including the nearby high school, Chinook Winds Park, restaurants, and shopping, plus offering quick access to Highway 2, this home combines comfort, convenience, and value in one amazing package. Ready to experience it in person? Schedule your private showing today and discover all that Chinook Gate has to offer.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265355    |
| Price          | \$573,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,601       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1037 Chinook Gate Heath Sw |
| Subdivision | Chinook Gate               |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 5E1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), French Door, Recessed Lighting, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings                                                                                                                                             |
| Heating           | Forced Air                                                                                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | R1-L               |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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