

\$639,900 - 46 Chinook Winds Court Sw, Airdrie

MLS® #A2253185

\$639,900

3 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

Take possession of this brand-new home before the end of the year! The Oxford built by Brookfield Residential offers an incredible opportunity in the desirable new community of Chinook Gate! This home is situated on a bright and sunny lot with a south facing front yard - allowing natural light to pour through the main level all day long. Featuring 3 bedrooms, 2.5 bathrooms and two living spaces + a home office / flex space and an undeveloped basement with a private side entrance, this property is perfect for investors, multi-generational living or those that want a large family home with space to grow! This home boasts nearly 2,000 square ft. of living space over the top two levels + an undeveloped basement with side-entrance and rough-ins in place - making future development that much easier. The open concept main floor has 9 ft. ceilings, extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, built-in microwave and gas range. The main floor features a large great room with plenty of natural light and a main floor flex space with double doors for added privacy - making it perfect for a work-from-home space! Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite that spans nearly 13'x13' and is



complete with a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped but includes 9' foundation walls and rough-ins for future development. Completing the home is a rear double gravel parking pad with ample space to accommodate a garage if desired in the future. This home is brand new and comes with builder warranty + Alberta New Home Warranty! *Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® #	A2253185
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Chinook Winds Court Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code	T0T 0T0
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Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

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, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 2nd, 2025
Days on Market	9
Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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