

# \$659,999 - 1133 Chinook Gate Bay Sw, Airdrie

MLS® #A2263434

**\$659,999**

3 Bedroom, 3.00 Bathroom, 1,952 sqft

Single Family on 0.07 Acres

Chinook Gate, Airdrie, Alberta

Welcome to The Oxford by Brookfield Residential - a stunning, fully detached home situated on a Conventional Lot (not zero lot) that perfectly combines thoughtful design, functional living, and modern style. Offering nearly 2,000 sq. ft. of beautifully crafted living space above grade, plus a full basement with its own private side entrance, this home provides incredible flexibility for your lifestyle or future development potential. Situated on a conventional lot with side yards on both sides, a West backyard for optimal sunshine, and spanning over 3,000 sq. ft., this property offers an abundance of both indoor and outdoor living space - ideal for family life, entertaining, or creating your dream backyard retreat. The open-concept main floor is bright and inviting, featuring a spacious kitchen that seamlessly connects to both the great room and dining area, creating the perfect setting for gatherings of any size. The kitchen is a true showpiece, complete with a suite of stainless steel appliances, including a gas range and chimney hood fan, along with an oversized pantry for added storage. The great room at the front of the home spans the entire width with a wall of windows overlooking the front street. A main level office, mudroom, and 2-piece powder room add everyday functionality and convenience. On the upper level, a central bonus room separates the luxurious primary suite from the secondary bedrooms, providing privacy and a natural flow to the layout. The primary bedroom features a



large walk-in closet and 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room complete the upper level. The basement, with its private side entrance, awaits your personal touch with rough-ins in place. Whether you envision a legal suite (subject to local municipality approval), gym, media room, or additional living space, there is ample room for a large living area, bedroom and bathroom. Outside, the conventional lot provides endless potential for outdoor living with the convenience of a traditional lot design. The property is complete with a double concrete parking pad - providing significant savings for future garage development. Backed by Brookfield's builder warranty and Alberta New Home Warranty, you can purchase with confidence knowing your investment is protected. \*\*Please note: Property is under construction and photos are not an exact representation of the property for sale. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2263434
Price	\$659,999
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1133 Chinook Gate Bay Sw
Subdivision	Chinook Gate

City	Airdrie
Province	Alberta
Postal Code	T4B5J1

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Parking Pad

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

### Exterior

Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Charles
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