



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1241 Chinook Winds Circle SW
Airdrie, Alberta**

MLS # A2286907



\$699,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning brand-new home by Brookfield Residential is move-in ready and perfectly situated in the vibrant community of Chinook Gate in Airdrie. Thoughtfully designed, the Rundle 26 offers the ideal blend of everyday comfort and elevated living with expansive living spaces, 3 bedrooms, 2.5 bathrooms, and an undeveloped basement featuring bathroom rough-ins and a separate side entrance for future development potential. The heart of the home is the beautifully appointed chef-inspired kitchen, showcasing timeless white cabinetry, light quartz countertops, floating shelves and a suite of stainless steel appliances including a built-in chimney hood fan and microwave. A large island anchors the space while the walkthrough pantry connects seamlessly to the mudroom and double attached garage - a layout designed for real life convenience. Open to both the dining area and great room, the main floor is perfectly suited for entertaining and family living. A central gas fireplace in the main level great room is the perfect addition for cozy winter nights. A wall of windows across the back of the home floods the home with natural light, while patio doors lead directly to the backyard - ideal for summer evenings. The backyard already has a gas line rough-in for a BBQ, adding to everyday convenience. Natural wood and spindle railings guide you to a central bonus room that thoughtfully separates the primary retreat from the secondary bedrooms. The spacious primary suite features a spa-inspired 5-piece ensuite with dual vanities, a soaker tub, a fully tiled walk-in shower, and a generous walk-in closet. Two additional bedrooms, a full bathroom, convenient upper-floor laundry, and ample storage complete the level. The nearly 800 sq. ft. basement offers endless possibilities - whether you envision a recreation space, additional bedrooms, a home gym, or something else,

the options are endless for a growing family. Set on a bright lot, this home offers the perfect combination of indoor comfort and outdoor enjoyment. Backed by both the Builder Warranty and Alberta New Home Warranty, you can purchase with complete confidence. Move-in ready and beautifully finished, the Rundle 26 in Chinook Gate presents an exceptional opportunity for families seeking space, functionality, and the advantages of brand-new construction in one of Airdrie's most exciting communities.