



**1153 Chinook Gate Bay SW
Airdrie, Alberta**

MLS # A2303098



\$1,099,900

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|------------------|--|---------------|------------------|
| Division: | Chinook Gate | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,541 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 8 | Baths: | 6 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Irregular Lot, Level, No Neighbours Behind, Paved, Pr | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: -

Welcome to this stunning, fully developed 2-storey home located in the sought-after community of Cobblestone SW in Airdrie. Situated on a massive pie-shaped corner lot of approximately 7,200 sq ft, this property offers exceptional space, privacy, and functionality—perfect for growing families or savvy investors. Step inside through the impressive double door entry into a grand, open foyer that sets the tone for the rest of the home. The main floor features a spacious bedroom and a full bathroom, ideal for guests or multi-generational living. The expansive living area is highlighted by a cozy gas fireplace and large windows that flood the space with natural light. The upgraded chef’s kitchen is a true showstopper, complete with built-in stainless steel appliances, a stylish range hood, and a large island countertop—perfect for entertaining. A separate spice kitchen with a gas stove adds extra convenience, while the bright dining area overlooks the backyard. Upstairs, you’ll find a well-designed layout featuring a luxurious primary bedroom with a 5-piece ensuite and walk-in closet. A second primary bedroom includes its own 3-piece ensuite, while two additional bedrooms share a full bathroom. The central bonus room provides extra living space, and a dedicated laundry room adds everyday convenience. The fully developed basement features a separate entrance and includes a legal 3-bedroom suite with 2 full bathrooms, its own kitchen, and laundry—an excellent investment opportunity. Additional upgrades include a water softener, water purification system and 8 feet garage door with tons shelves for extra storage. Enjoy outdoor living in the huge backyard with no rear neighbors, offering beautiful sunset views. The two-tier deck is perfect for entertaining, and there is ample space for RV parking. This exceptional

property combines luxury, space, and income potential—all in a prime location close to amenities like schools, shopping plaza, playground, Parks, future recreation arena, church and many more. Don’t miss out on this rare opportunity—book your private showing today!