



1260 Chinook Gate Bay Airdrie Alberta

\$759,900

Nestled in the vibrant, family-friendly community of Chinook Gate, this home, built by Excel Homes in 2023, offers 2,375 sq ft of thoughtfully designed living space on a corner lot with a double attached garage. With serene pond views and scenic walking paths, it combines modern comfort with an exceptional location, just steps from parks, playgrounds, and all the amenities a growing family could want. Inside, a welcoming entryway with soaring 9' ceilings sets the tone for the main floor, where luxury vinyl plank flooring and abundant natural light create an open, airy feel. A flexible front room offers a home office, sitting area, or formal dining space, adapting easily to your lifestyle. The heart of the home is the open-concept kitchen, dining, and living area. The kitchen impresses with crisp white upper cabinetry paired with grey lower cabinetry, quartz countertops, a stylish backsplash, stainless steel appliances, and a spacious island with seating. A walk-in pantry and plentiful counter and cupboard space ensure functionality meets style. The dining area accommodates family meals or entertaining, while the living space provides a comfortable place to unwind. Sliding doors open to the expansive west-facing deck, extending the living space outdoors. A powder room and mudroom complete the main level. Upstairs, plush carpeting adds comfort throughout, and the bonus room with vaulted ceiling provides a bright, versatile space for movie nights, play, or quiet relaxation. The primary retreat features a walk-in closet and a luxurious five-piece ensuite with dual sinks, a soaker tub, and an oversized shower with built-in seating. Three additional bedrooms, a four-piece bathroom, and a convenient upper-level laundry room make daily living effortless for a busy household. The unfinished basement offers a blank canvas for a future living area, home gym, or extra storage...

- 4pc Bathroom 11.17 Ft x 5.83 Ft
- 5pc Bathroom 10.17 Ft x 13.25 Ft
- Bedroom 9.08 Ft x 18.00 Ft
- Bedroom 9.08 Ft x 12.42 Ft
- Bedroom 9.83 Ft x 12.17 Ft
- Bonus Room 15.00 Ft x 13.25 Ft

- Other 9.67 Ft x 6.75 Ft
- 2pc Bathroom 5.00 Ft x 4.83 Ft
- Dining room 12.17 Ft x 10.75 Ft
- Other 12.92 Ft x 12.83 Ft
- Foyer 8.42 Ft x 8.75 Ft
- Kitchen 12.17 Ft x 14.25 Ft

Listing Presented By:



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Laundry room 9.42 Ft x 6.50 Ft

Living room 9.17 Ft x 10.08 Ft

Primary Bedroom 14.58 Ft x 15.17 Ft