

# \$610,000 - 505 Chinook Winds Gardens Sw, Airdrie

MLS® #A2240194

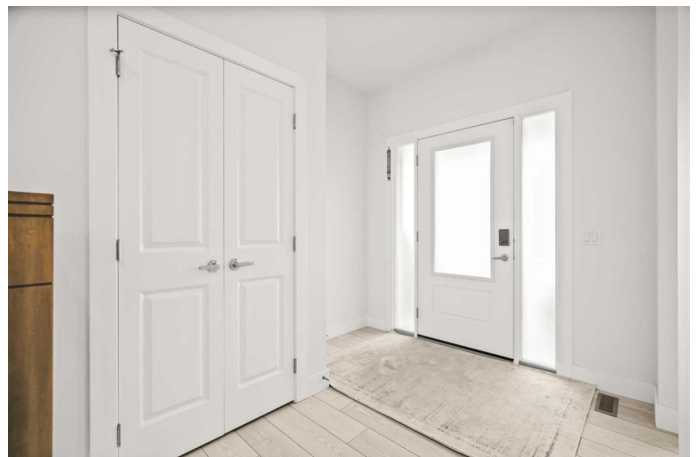
**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

**\*VIRTUAL TOUR INCLUDED\*** Welcome to this beautifully upgraded, move-in-ready home located in the desirable new community of Chinook Gate: located just 30 minutes from Calgary with excellent access to schools, parks, and endless amenities for families and individuals at any stage of life. Built in 2022 (first/only possession 2023), this stunning detached home combines style, functionality, and future-ready technology to meet all your modern living needs - plus a BRAND NEW detached DOUBLE GARAGE: a fantastic bonus that adds both functionality and value to your new home. Inside, you'll find thoughtfully curated upgrades throughout from the beautiful WATERFALL ISLAND in the kitchen to UPGRADED APPLIANCES, every detail has been designed for comfort and efficiency. The office includes a BUILT-IN wrap-around desk, offering a dedicated workspace perfect for remote professionals or students. Smart home features elevate convenience and peace of mind: Smart door & window sensors to monitor movement & an Ecobee thermostat system. Additionally, the home is prepped for solar panels and wired throughout for internet and TV in all bedrooms, bonus room, office, and living room. The basement is ready for future development: thoughtfully relocated mechanical room & roughed-in ready for a bathroom offering flexibility to create additional living space. Whether outside enjoying your SOUTH FACING BACKYARD or staying inside, your



new TRIPLE PANE WINDOWS and  
CENTRAL A/C ensure year-round comfort.  
Don't miss your chance to call this beautifully  
upgraded Chinook Gate home yours. Book a  
showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240194    |
| Price          | \$610,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,790       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 505 Chinook Winds Gardens Sw |
| Subdivision | Chinook Gate                 |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B5J6                       |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | None                                                                                 |
| Parking Spaces | 2                                                                                    |
| Parking        | Parking Pad, Covered, Double Garage Detached, Garage Door Opener, Other, See Remarks |
| # of Garages   | 2                                                                                    |

**Interior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Bathroom Rough-in                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Garden |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Vinyl Siding                                                                      |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 48              |
| Zoning         | R1-L            |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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