

\$734,900 - 155 Chinook Winds Manor Sw, Airdrie

MLS® #A2237754

\$734,900

3 Bedroom, 3.00 Bathroom, 2,290 sqft

Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

The beautiful Dawson model is a brand new home that features 2 living areas, 3 bedrooms, 2.5 bathrooms and nearly 2,300 square feet of developed living space + an undeveloped basement that awaits your imagination! Located in the heart of Chinook Gate and ideally situated on a large conventional lot with a south-facing backyard, this new home is perfect for a growing family. The double attached garage leads to an expansive mud room that has access to the front of the home and the large walk-through pantry/coffee bar that leads into the kitchen - adding to everyday convenience. The gourmet kitchen is complete with a cooktop, chimney hood fan, built-in wall oven & microwave, and features a central island with additional seating space. The kitchen overlooks the dining area and living room - making this the perfect family home or entertainment space! A central cantilevered gas fireplace in the main level great room is perfect for cozy winter nights. Double patio doors and windows on either side of the fireplace allow for the south-facing backyard sunshine to flow throughout the main living area all day long. The main level is complete with a large foyer, 2 pc powder room and two sets of double closets for ample storage. On the upper level, the bonus room is at the front of the home, overlooking the front street and providing the perfect tv space. The large primary suite is at the back of the home, overlooking the backyard, and is complete with walk-in closet and a 5 pc ensuite including a



walk-in tiled shower, soaker tub, double sinks and a private water closet. Two more generous-sized bedrooms, each complete with their own walk-in closets, a full bathroom and laundry room complete the upper level. The undeveloped basement is a clean slate with bathroom rough-ins in place, making future development that much easier! Situated on a conventional lot (not a zero lot-line) that is over 3,700 ft² in size, with a south-facing backyard, this beautiful new home is perfect for a growing family! This brand new home includes builder warranty + Alberta New Home Warranty - allowing you to purchase with peace of mind in the new community of Chinook Gate.

Built in 2025

Essential Information

MLS® #	A2237754
Price	\$734,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,290
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	155 Chinook Winds Manor Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 5P9

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Pantry
Appliances Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop, Range Hood
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features None
Lot Description Back Yard, Front Yard, Private, Rectangular Lot, Interior Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 13th, 2025
Days on Market 102
Zoning R1-U
HOA Fees 100
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.