

# \$809,900 - 1252 Chinook Gate Bay Sw, Airdrie

MLS® #A2235048

**\$809,900**

5 Bedroom, 4.00 Bathroom, 2,202 sqft  
Residential on 0.09 Acres

Chinook Gate, Airdrie, Alberta

Stunning East-Facing house with LEGAL SUITE – Style, Space & Income Potential! Welcome to this beautifully upgraded McKee Homes-built detached residence, perfectly positioned 26' wide home on a 34' traditional lot in a quite family-friendly neighborhood. Designed for modern living, this East-facing gem offers total 3100 SQFT developed space with 3 BED, 2.5 bathrooms, a main floor den, an upper-level bonus room, and a never-lived-in 2-bedroom legal basement suite – perfect for multigenerational families or rental income!

Step inside to an inviting open-concept main level featuring a showstopper chef's kitchen adorned with full-height royal blue cabinetry, a built-in microwave and oven, sleek gas cooktop, an oversized island with breakfast bar, and a walk-through pantry with a modern glass door. The dining area is flooded with natural light from large west-facing windows, while the built-in cabinetry adds style and storage. The spacious living room boasts a contemporary electric fireplace and overlooks the sunny backyard – ideal for hosting guests or enjoying quiet evenings.

Upgraded iron railings and a sun-drenched stairwell lead you upstairs to a thoughtfully designed upper level. The luxurious primary suite features a spa-inspired 5-piece ensuite and an oversized walk-in closet. Two generous secondary bedrooms, a sleek 4-piece bathroom, a versatile bonus/family room, and



a convenient laundry room complete the second floor.

The private side entrance leads to a bright and modern 2-bedroom LEGAL SUITE with a contemporary kitchen fitted with stainless steel appliances, a spacious living/dining area, a stylish stand-up shower bath, and its own in-suite laundry. Perfect for extended family, guests, or Rental as a mortgage helper. Situated just steps from a serene community pond and walking trails, this home also offers easy access to parks, baseball fields, a skate park, splash park, tennis/pickleball courts, and playgrounds. A short drive gets you to multiple schools, restaurants, Costco, CrossIron Mills, and all the key amenities you could ask for. With quick access to Yankee Valley Blvd and just 20 minutes to YYC Airport, you can enjoy a peaceful lifestyle in Airdrie with the convenience of Calgary just minutes away. Homes like this are rareâ€”donâ€™t miss your chance! Schedule your private tour today and make this exceptional property yours!

Built in 2023

**Essential Information**

MLS® #	A2235048
Price	\$809,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1252 Chinook Gate Bay Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J2

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Washer/Dryer, Window Coverings, Humidifier
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Central, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Blower Fan, Circulating
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle, Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	8

Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.