

# \$649,900 - 1130 Chinook Winds Circle Sw, Airdrie

MLS® #A2252675

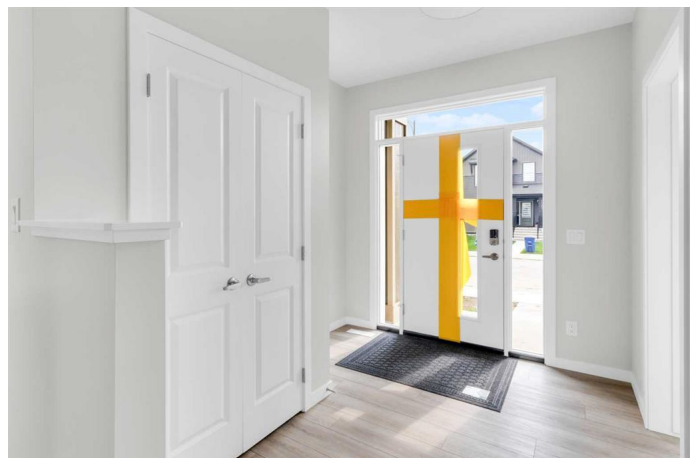
**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,767 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Introducing the WINDSOR, built by EXCEL HOMES! Located in the highly desirable community of Chinook Winds in Airdrie, this stunning brand new home offers access to the incredible CHINOOK WINDS PARK—over 55 acres of green space featuring 3 playgrounds, a skate park, splash park, outdoor skating rink, concessions, sand volleyball courts, ball diamonds and cross-country ski trails. With over 1760 sq ft above grade plus an additional 824 sq ft in the fully developed basement with private side entry, this beautifully upgraded home offers 5 bedrooms and a versatile main floor flex room. Designed in timeless neutral tones, the open-concept main floor features 9'™ ceilings, luxury vinyl plank flooring, a gorgeous kitchen with a large island, quartz countertops, stainless steel appliances including a built-in microwave and chimney-style hood fan, and a spacious dining nook that flows into the inviting family room. A flex room, mudroom and stylish 2-piece bath complete the main level. Upstairs, enjoy three spacious bedrooms, a vaulted ceiling bonus room, and a luxurious primary suite with dual sinks, quartz countertops, and an oversized shower. The upper floor also includes a full laundry room and a 4-piece family bath. The fully finished basement, completed to the same high standard by the builder, includes a huge rec room, two more bedrooms, a full bathroom, plus rough-ins for a washer/dryer and bar sink—ideal for an illegal suite or multigenerational living. This home is certified



BUILT GREEN - with all the cost saving features that make Excel Homes such a wise choice. FULLY AIRCONDITIONED & COMES WITH A DOUBLE CONCRETE PARKING PAD. Don't miss this opportunity to own a beautifully designed home in one of Airdrie's most vibrant and family-friendly communities!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252675    |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,767       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1130 Chinook Winds Circle Sw |
| Subdivision | Chinook Gate                 |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 5S7                      |

**Amenities**

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Parkade |

**Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                                           |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 8                   |
| Zoning         | R1-L                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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