

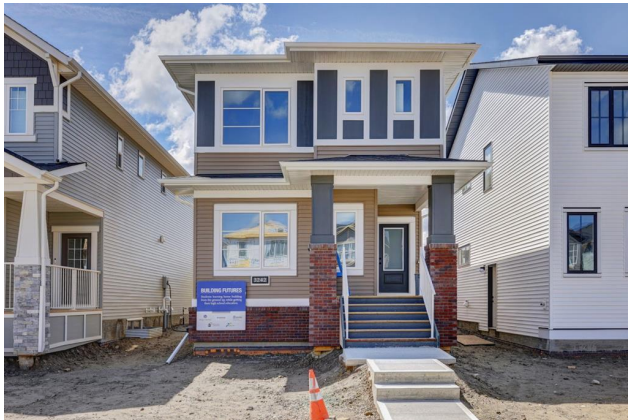


THE
A-TEAM

**RE/MAX
FIRST**

3242 CHINOOK WINDS Drive, Airdrie T4B 3S5

MLS®#: **A2146707** Area: **Chinook Gate** Listing Date: **07/04/24** List Price: **\$667,570**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,226 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,645**
 Low Sqft:
 Ttl Sqft: **1,645**

DOM

74
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached, Garage Door Opener, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Den	Main	8`11" x 8`3"
3pc Bathroom	Upper	9`3" x 4`11"	4pc Bathroom	Upper	8`10" x 6`9"
Bedroom	Upper	10`6" x 8`10"	Bedroom	Upper	10`3" x 9`7"
Bedroom - Primary	Upper	13`10" x 13`8"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R1-L

Legal Desc:

2310544

Remarks

Pub Rmks:

**** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** DOUBLE DETACHED GARAGE INCLUDED****
Welcome to your dream home in the new community of Chinook Gate, built by award-winning builder McKee Homes! Walking distance to Chinook Winds Park. It's perfect for family living with three spacious bedrooms, an upper-floor bonus room, and a main-floor den/office. The kitchen boasts upgraded cabinetry with two banks of pot drawers, quartz countertops, stainless steel appliances, a chimney-style hood fan, and a large pantry. Enjoy luxury vinyl plank flooring throughout the main floor, large windows that flood the space with natural light, and exquisite designer detailing. Upstairs, the owner's suite features a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, a laundry room, and a bonus room. Take advantage of this incredible opportunity to own a brand-new home in Chinook Gate.**

Inclusions:

N/A

Property Listed By:

Manor Real Estate Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123