



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3242 CHINOOK WINDS Drive, Airdrie T4B 3S5**

MLS®#: **A2146707**

Area: **Chinook Gate**

Listing Date: **07/04/24**

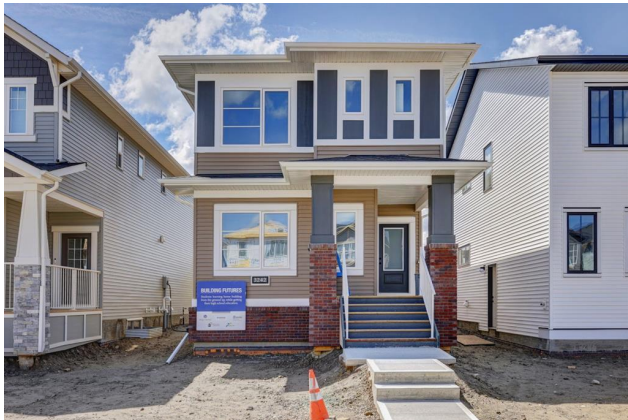
List Price: **\$649,000**

Status: **Active**

County: **Airdrie**

Change: **-\$19k, 19-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
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

**152**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

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

Parking

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

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
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>Den</b>	<b>Main</b>	<b>8`11" x 8`3"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 6`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 8`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 13`8"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2310544**

**R1-L**

Remarks

Pub Rmks: **\*\* ALERT - PRICE IMPROVEMENT - 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**



