



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3187 CHINOOK WINDS Drive, Airdrie T4B 3S5**

MLS®#: **A2155686**      Area: **Chinook Gate**      Listing Date: **08/06/24**      List Price: **\$632,970**  
 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: **3,300 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,629**  
 Low Sqft:  
 Ttl Sqft: **1,629**

DOM

**43**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Level**  
 Park Feat: **Concrete Driveway,Parking Pad,Rear Drive**

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,French Door,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`10"</b>	<b>Den</b>	<b>Main</b>	<b>8`10" x 8`2"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>4`9" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 6`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 9`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 13`7"</b>	<b>Family Room</b>	<b>Upper</b>	<b>15`7" x 11`1"</b>

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 \*\* 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**