



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: **\$618,000**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 19-Oct** 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

137
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
2pc Bathroom	Main	4`11" x 4`10"	Den	Main	8`10" x 8`2"
3pc Bathroom	Upper	4`9" x 9`2"	4pc Bathroom	Upper	8`10" x 6`7"
Bedroom	Upper	10`2" x 9`6"	Bedroom	Upper	10`5" x 8`9"
Bedroom - Primary	Upper	13`10" x 13`7"	Family Room	Upper	15`7" x 11`1"

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 ** 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:

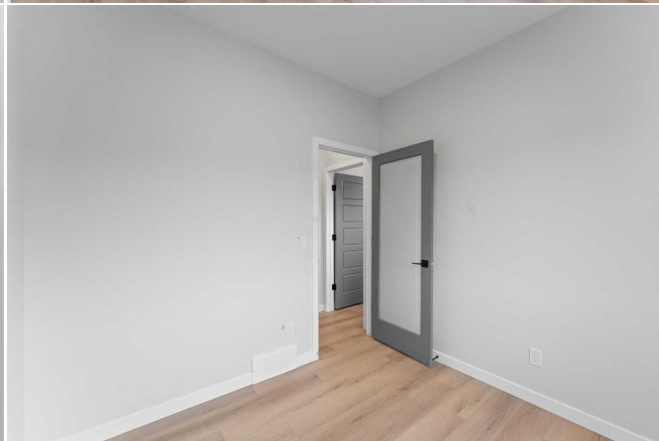
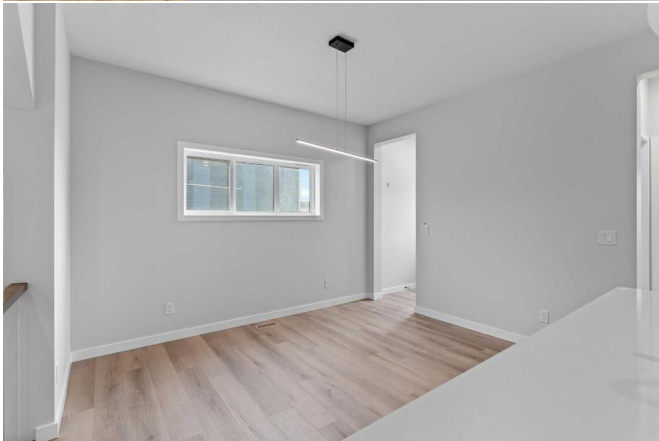
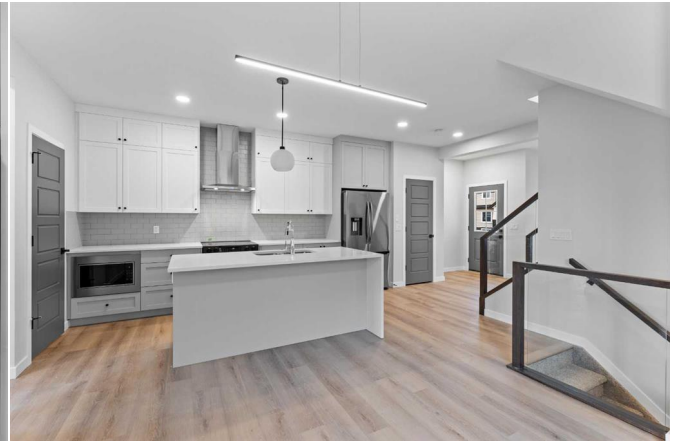
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Property Listed By:

Manor Real Estate Ltd.

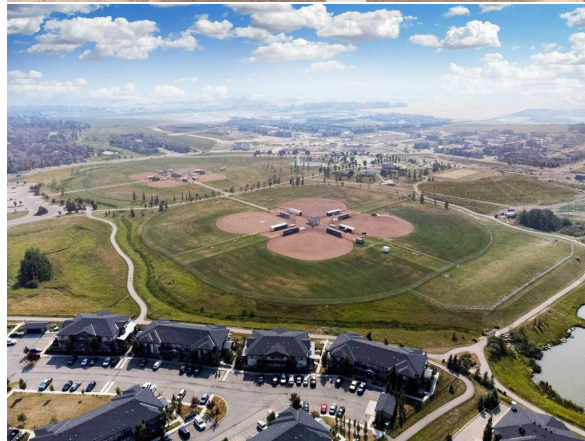
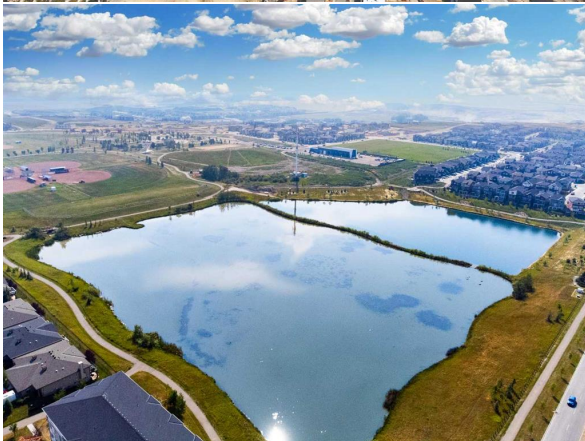
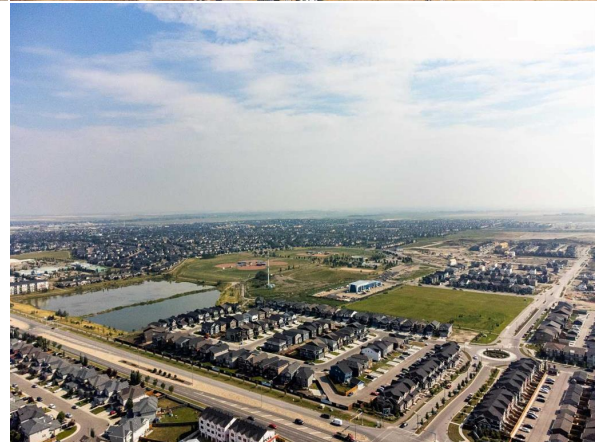
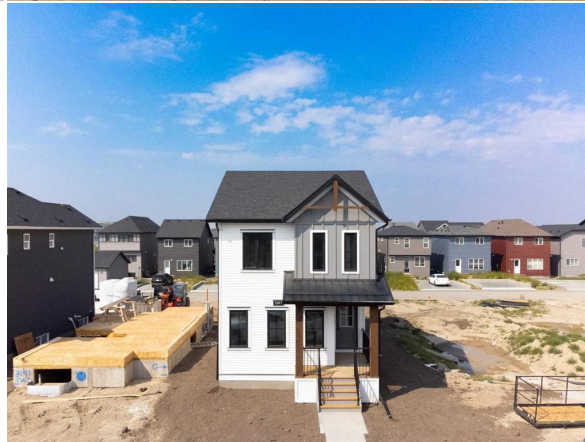
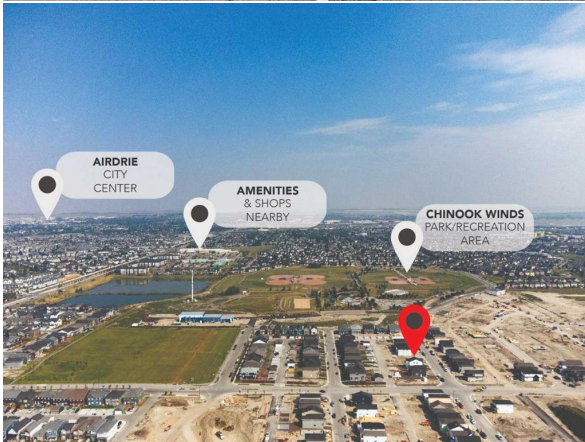
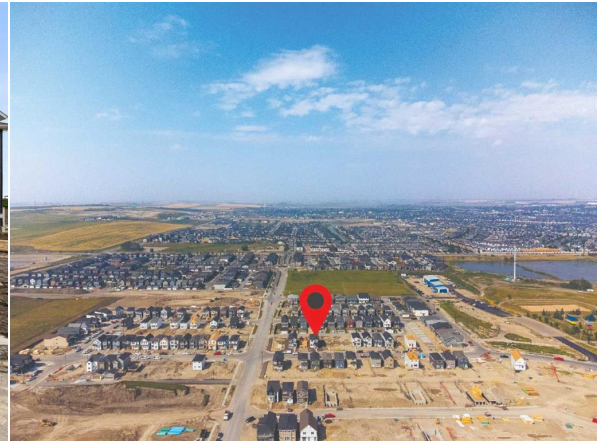
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











3187 Chinook Winds Dr SW, Airdrie, AB

Main Floor Exterior Area 790.82 sq ft
Interior Area 721.81 sq ft



PREPARED: 2024/05/01

White regions are excluded from total floor area in GMLDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3187 Chinook Winds Dr SW, Airdrie, AB

2nd Floor Exterior Area 239.85 sq ft
Interior Area 767.70 sq ft



PREPARED: 2024/05/01

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