



THE
A-TEAM

**RE/MAX
FIRST**

3238 CHINOOK WINDS Drive, Airdrie T4B 3S5

MLS®#: **A2156841**

Area: **Chinook Gate**

Listing Date: **08/10/24**

List Price: **\$675,780**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,230 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,636**
Low Sqft:
Ttl Sqft: **1,636**

DOM

39
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
2pc Bathroom	Main	4`11" x 4`11"
4pc Bathroom	Upper	8`9" x 6`8"
Bedroom	Upper	10`1" x 9`6"
Bedroom - Primary	Upper	13`10" x 13`7"

Room	Level	Dimensions
Den	Main	10`0" x 6`11"
4pc Ensuite bath	Upper	9`4" x 4`10"
Bedroom	Upper	10`5" x 8`10"

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