



THE
A-TEAM

**RE/MAX
FIRST**

300 CHINOOK WINDS Place #122, Airdrie T4B 4B7

MLS®#: **A2163500**

Area: **Prairie Springs**

Listing Date: **09/07/24**

List Price: **\$684,800**

Status: **Active**

County: **Airdrie**

Change: **-\$14k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,287

Year Built:

2014

Low Sqft:

Lot Information

Ttl Sqft:

1,287

Lot Sz Ar:

3,547 sqft

Lot Shape:

DOM

11

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Lawn,Gentle Sloping,Landscaped,Street Lighting,Underground Sprinklers,Waterfront Double Garage Attached,Driveway,Guest

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Rain Gutters**

Construction:

Cement Fiber Board,Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`7" x 5`4"
Dining Room	Main	17`0" x 8`8"
Laundry	Main	6`3" x 9`11"
Office	Main	10`1" x 10`5"
4pc Bathroom	Lower	4`11" x 8`5"
Bedroom	Lower	13`8" x 11`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	10`1" x 11`4"
Kitchen	Main	17`0" x 14`0"
Living Room	Main	17`0" x 11`4"
Bedroom - Primary	Main	13`10" x 13`3"
Bedroom	Lower	16`1" x 20`2"
Game Room	Lower	16`2" x 22`7"

Storage Lower 14`3" x 18`5" Legal/Tax/Financial

Condo Fee: \$425 Title: Fee Simple Zoning: R2
Fee Freq: Monthly

Legal Desc: 1412481 Remarks

Pub Rmks: **HAVE YOU BEEN LOOKING FOR A BUNGALOW...with a Walkout Basement...backing greenspace or water...How about both?! This is the place for you! This WALKOUT bungalow situated in the quiet complex of Shoreline Villas has a quiet location being the end unit, which equals peace & quiet that you will appreciate on the front porch! The home features a desirable west exposure, allowing for plenty of natural light throughout the main floor. You are welcomed by the private front office, ideal for those who work from home or need a quiet space for study, with wood accent walls and sconces, and a beautiful built in storage bench. The chef's kitchen, with two tone white and wood cabinetry, recessed lighting, granite counters, upgraded Stainless appliances & its impressive 9-foot ceilings, is perfect for cooking and entertaining, providing ample space for large family dinners in the dining area. The living room is highlighted by a wood coffered ceiling and gas fireplace. Step out the sliding glass doors and enjoy the views all year round. The primary suite is conveniently located on the main level and boasts an elegant ensuite bathroom with Heated floors, enhancing the luxury feel of the home with dual sinks, private water closet, soaker tub, seperate shower & walk-in closet with built-in organizers. Additionally, the laundry room is spacious and tucked away from any guests! The basement is designed for relaxation and entertainment, featuring a spacious recreation room with a second gas fireplace, perfect for cozy evenings. There are also two additional bedrooms and a four-piece bathroom in the basement. The larger of the two bedrooms has a large walk-in closet, and the front bedroom has views of the pond, making it a great space for guests or family. The walkout feature leads directly into a private backyard, providing an excellent outdoor space for gatherings, gardening, or simply enjoying the fresh air. This unit has air conditioning, dual zone furnace, both fireplaces host fans, and the neighbours are wonderful! Overall, this home has the perfect blend of comfort, style, and functionality. The garage is spacious with built in cabinets and work bench, Call your favorite realtor to view!**

Inclusions: Shelves in Storage Room, Cabinets & Work Bench in Garage.
Property Listed By: RE/MAX First

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









