

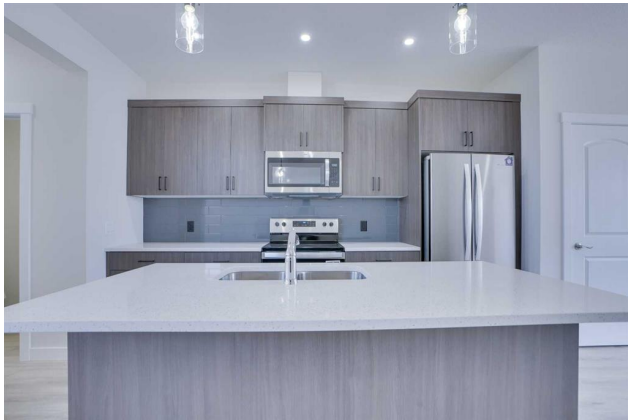


THE
A-TEAM

**RE/MAX
FIRST**

453 CHINOOK WINDS View, Airdrie T4B 5J6

MLS®#: **A2171806** Area: **Chinook Gate** Listing Date: **10/08/24** List Price: **\$674,999**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,583 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space**
 Park Feat: **Double Garage Detached**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance**
 Construction: **Asphalt**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`4"	Kitchen	Main	12`5" x 17`9"
4pc Bathroom	Second	8`2" x 5`0"	Dining Room	Main	10`1" x 15`7"
Living Room	Main	17`1" x 12`4"	4pc Bathroom	Second	5`9" x 10`0"
Bedroom	Second	8`3" x 13`8"	Bedroom	Second	8`7" x 10`3"
Bedroom - Primary	Second	10`11" x 15`4"	4pc Bathroom	Basement	4`11" x 8`10"
Bedroom	Basement	10`9" x 10`10"	Living Room	Basement	16`3" x 23`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310544

Zoning:
R2

Remarks

Pub Rmks: **Brand New House in Chinook Gate by Brookfield Homes This brand new home in Chinook Gate, built by Brookfield Homes, offers a spacious and modern living environment: Main Floor: Huge living room Beautiful kitchen Upstairs: Master bedroom with ensuite bathroom Two additional decent-sized bedrooms Bonus room Basement: Separate entrance Fully finished with another bedroom, a full bathroom, and a decent-sized recreation room And also double garage on the back**

Inclusions: **N/A**

Property Listed By: **First Place Realty**

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



