

3163 CHINOOK WINDS Drive, Airdrie T4B 5J6

A2175394 **Chinook Gate** Listing 10/25/24 List Price: **\$679,000** MLS®#: Area:

Status: Active County: Airdrie Change: -\$900, 24-Nov Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached

City/Town: Airdrie Finished Floor Area 2024 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 3,299 sqft 1,817 DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,817

6 (42)

4.0 (4 0)

2 Storey

2

39

Lot Shape:

Access:

Back Lane, Back Yard, City Lot Lot Feat: Park Feat: Off Street, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Brick, Concrete, Vinyl Siding, Wood Siding

Flooring:

Sewer: Ext Feat: Other Carpet,Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s) Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`9" x 5`0"	Bedroom	Main	11`0" x 12`3"
Dining Room	Main	10`4" x 10`5"	Foyer	Main	8`1" x 6`7"
Kitchen	Main	8`7" x 17`10"	Living Room	Main	12`10" x 11`10"
4pc Bathroom	Second	8`7" x 5`11"	4pc Ensuite bath	Second	8`7" x 8`5"
Bedroom	Second	9`5" x 11`11"	Bedroom	Second	10`0" x 11`11"
Family Room	Second	10`1" x 9`7"	Bedroom - Primary	Second	12`3" x 15`8"
Walk-In Closet	Second	6`6" x 8`7"	4pc Bathroom	Lower	4`11" x 8`3"

 Bedroom
 Lower
 8`8" x 14`1"
 Bedroom
 Lower
 8`7" x 10`6"

 Game Room
 Lower
 12`2" x 25`6"
 Furnace/Utility Room
 Lower
 17`10" x 10`6"

Title: Zoning: Fee Simple R1-L

Legal Desc: 2310544

Remarks

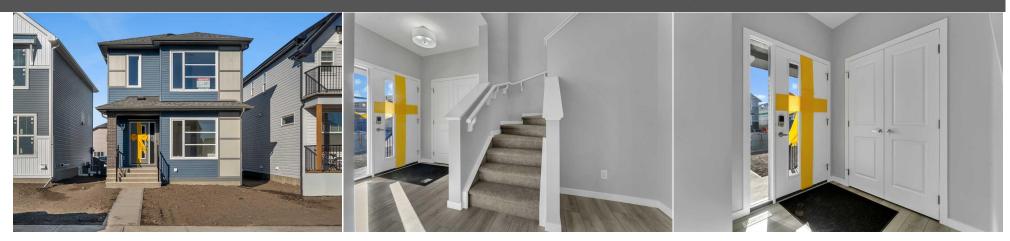
Pub Rmks:

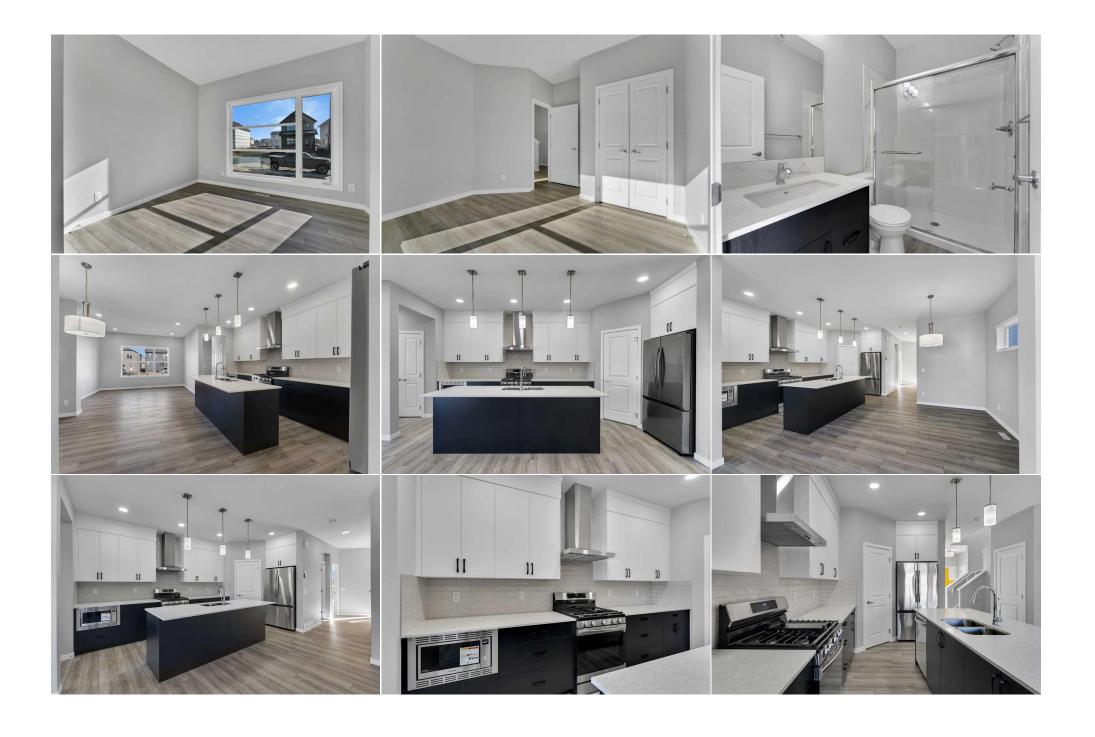
Welcome to this brand-new, never-lived-in single-family home located in Airdrie's newest community. Offering over 2,600 square feet of living space, this home combines contemporary design and functional living for families, first-time home buyers, or investors seeking a flexible layout. Step inside and you'll immediately appreciate the open-concept floor plan, with large windows flooding the home with natural light. The main floor is both spacious and inviting, featuring a bedroom that's perfect for guests or multigenerational living, along with a full bathroom equipped with a walk-in shower for added convenience. The heart of this home is the beautifully designed kitchen, showcasing modern two-tone cabinetry upgraded to the ceiling for extra storage. Stainless steel appliances complete the sleek and stylish look, while the open layout connects seamlessly to the family room, which is filled with natural light thanks to the large windows—ideal for entertaining or cozy family nights. Upstairs, you'll find a bonus room that offers versatile space, perfect for an office, playroom, or additional living area. Three good-sized bedrooms provide comfort for the whole family. The laundry room is also conveniently located on this level for easy access. The master bedroom is a true highlight, featuring a large walk-in closet and a luxurious ensuite with double sinks and a walk-in shower, creating a private retreat. The fully developed basement adds even more living space, with a private side entrance leading to two additional bedrooms, a full bathroom, and three oversized windows (60x40) that let in plenty of natural light. This setup offers excellent rental potential or additional family living quarters. Situated on a conventional lot, the property comes with a concrete garage pad, providing the foundation for future garage development. The location is ideal, with Chinook Winds Park, schools, and all amenities just a short distance away. This home also comes with a one-year builder warranty, ensuring peace of mind as you

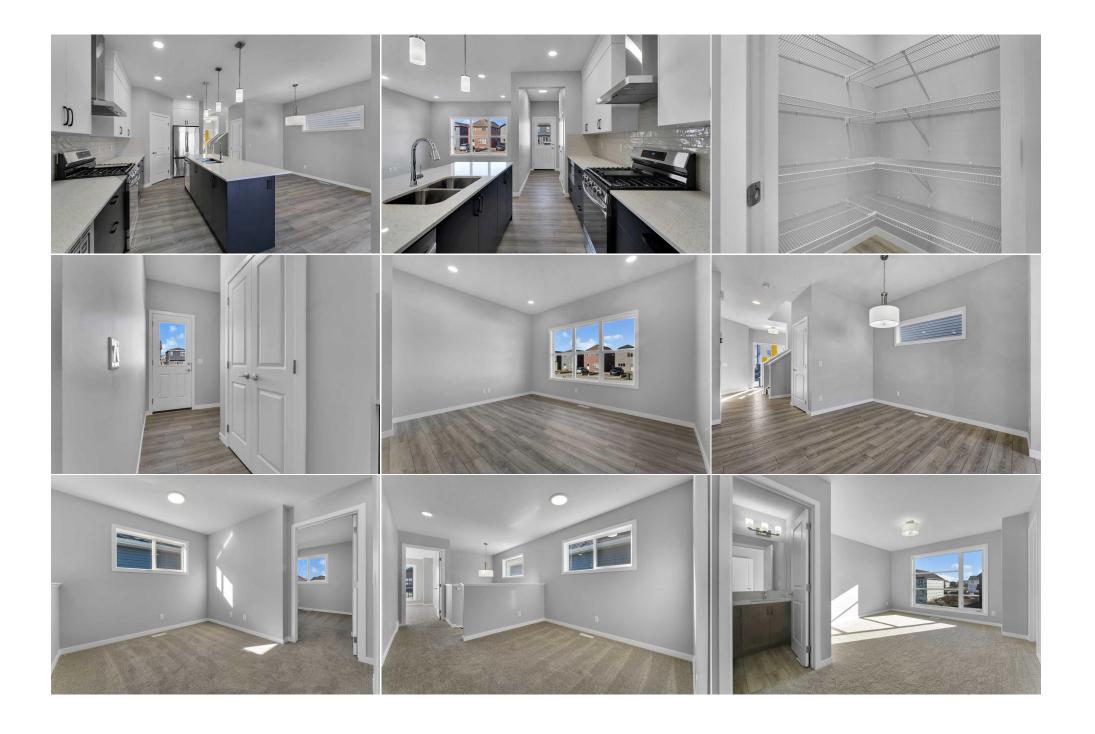
Inclusions:

Property Listed By: Century 21 Bravo Realty

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















3163 Chinook Winds Drive Southwest, Airdrie, AB

Toor Exterior Area 905.42 sq ft

