



THE
A-TEAM

**RE/MAX
FIRST**

3163 CHINOOK WINDS Drive, Airdrie T4B 5J6

MLS®#: **A2175394**

Area: **Chinook Gate**

Listing Date: **10/25/24**

List Price: **\$679,000**

Status: **Active**

County: **Airdrie**

Change: **-\$900, 24-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,299 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,817**
Low Sqft:
Ttl Sqft: **1,817**

DOM

39
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Concrete,Vinyl Siding,Wood Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`9" x 5`0"
Dining Room	Main	10`4" x 10`5"
Kitchen	Main	8`7" x 17`10"
4pc Bathroom	Second	8`7" x 5`11"
Bedroom	Second	9`5" x 11`11"
Family Room	Second	10`1" x 9`7"
Walk-In Closet	Second	6`6" x 8`7"

Room	Level	Dimensions
Bedroom	Main	11`0" x 12`3"
Foyer	Main	8`1" x 6`7"
Living Room	Main	12`10" x 11`10"
4pc Ensuite bath	Second	8`7" x 8`5"
Bedroom	Second	10`0" x 11`11"
Bedroom - Primary	Second	12`3" x 15`8"
4pc Bathroom	Lower	4`11" x 8`3"

**Bedroom
Game Room**

**Lower
Lower**

**8`8" x 14`1"
12`2" x 25`6"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Lower
Lower**

**8`7" x 10`6"
17`10" x 10`6"**

Title:
Fee Simple
Legal Desc:

2310544

Zoning:
R1-L

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 move into your new space. Whether you're a first-time home buyer or an investor looking to rent out part of the home, this property offers incredible value and opportunity . 3167 Chinook winds Drive is also for sale (A2179345)

Inclusions:
Property Listed By:

**N/A
Century 21 Bravo Realty**

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











