



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3167 CHINOOK WINDS Drive, Airdrie T4B5J6**

MLS®#: **A2179345**

Area: **Chinook Gate**

Listing Date: **11/14/24**

List Price: **\$679,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,817**

Low Sqft:

Ttl Sqft: **1,817**

Lot Information

Lot Sz Ar: **3,283 sqft**

Lot Shape:

DOM

**6**

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,Cleared**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Concrete,Vinyl 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
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 17`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 6`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 11`9"</b>
<b>Loft</b>	<b>Second</b>	<b>10`1" x 9`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`5" x 8`5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 12`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`0" x 6`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 11`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`6" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 15`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 8`4"</b>

**Bedroom**  
**Game Room**

**Basement**  
**Basement**

**8`7" x 14`1"**  
**12`1" x 25`5"**

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

**Basement**  
**Basement**

**8`8" x 10`6"**  
**17`9" x 10`5"**

Title:  
**Fee Simple**  
Legal Desc:

**2310544**

Zoning:  
**R1-L**

Remarks

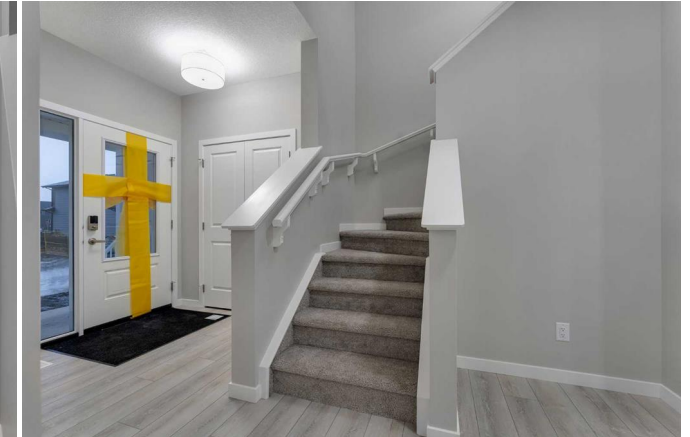
Pub Rmks:

**Welcome to this pristine, farmhouse-style single-family home, never lived in and nestled in Airdrie's newest community. Boasting over 2,600 square feet of thoughtfully designed living space, this home is a perfect blend of contemporary aesthetics and family-friendly functionality, making it an ideal choice for families, first-time buyers, and investors. Step inside to experience the airy, open-concept floor plan filled with natural light from expansive windows. The main floor is both welcoming and versatile, featuring a spacious guest bedroom or multi-generational suite, along with a convenient full bathroom complete with a walk-in shower. At the heart of the home lies the stunning kitchen, designed with two-tone cabinetry that extends to the ceiling for added storage. Modern stainless steel appliances complement this sleek space, while the open layout effortlessly flows into the family room, making it ideal for entertaining or cozy nights in. Upstairs, a flexible bonus room awaits, perfect as an office, playroom, or additional family area. Three well-sized bedrooms offer comfort and convenience for the whole family, and the nearby laundry room simplifies daily chores. The master suite is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite with double sinks and a walk-in shower. The fully developed basement enhances the home's versatility, with a private side entrance leading to two additional bedrooms, a full bathroom, and oversized windows (60x40) that let in abundant natural light. This layout is perfect for rental potential or additional family quarters. Situated on a conventional lot, this home also includes a concrete garage pad, setting the stage for future garage development. The location is unbeatable, with Chinook Winds Park, schools, and all amenities just a short distance away. Additionally, a one-year builder warranty offers peace of mind as you settle into this inviting space. Whether you're buying your first home or seeking an investment opportunity, this property offers exceptional value and flexibility for modern living. 3163 Chinook winds Drive is also for sale (A2175394)**

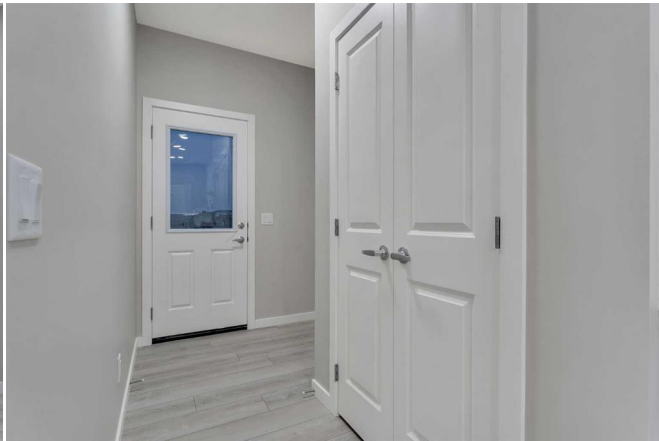
Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

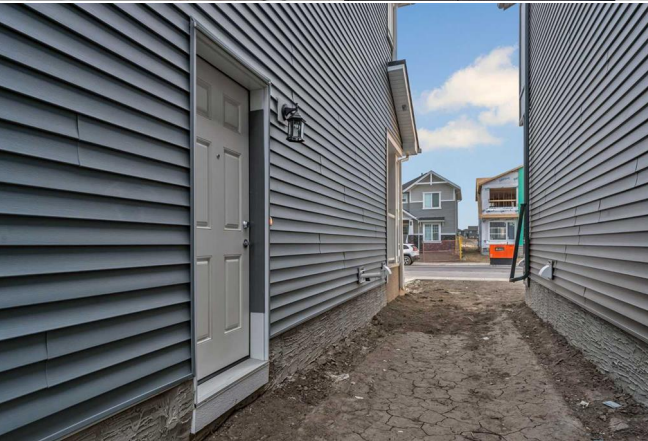
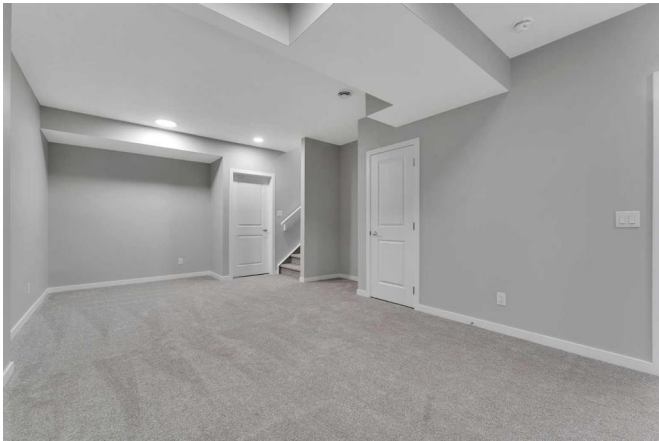
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**3167 Chinook Winds Dr SW, Airdrie, AB**

Basement (Below Grade) Exterior Area 317.24 sq ft  
Interior Area 743.44 sq ft



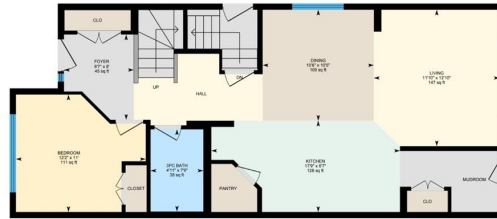
PREPARED: 2024/11/14

While figures are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



**3167 Chinook Winds Dr SW, Airdrie, AB**

Main Floor Exterior Area 305.54 sq ft  
Interior Area 628.82 sq ft



PREPARED: 2024/11/14

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**3167 Chinook Winds Dr SW, Airdrie, AB**

1st Floor Exterior Area 912.43 sq ft  
Interior Area 828.56 sq ft  
Estimated Area 9,225 sq ft



PREPARED: 2024/11/14

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