



THE
A-TEAM

**RE/MAX
FIRST**

3002 CHINOOK WINDS Drive, Airdrie T4B 5P6

MLS®#: **A2181354**

Area: **Chinook Gate**

Listing Date: **12/04/24**

List Price: **\$590,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$51k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,768

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,768

Lot Sz Ar:

4,458 sqft

Lot Shape:

DOM

17

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Irregular Lot,Reverse Pie Shaped Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`10" x 8`5"	Dining Room	Main	13`10" x 10`3"
Great Room	Main	19`0" x 11`6"	2pc Bathroom	Main	8`0" x 3`0"
Bonus Room	Upper	12`2" x 10`4"	Bedroom - Primary	Upper	12`11" x 12`8"
4pc Ensuite bath	Upper	11`3" x 5`10"	Bedroom	Upper	12`4" x 9`1"
Bedroom	Upper	9`7" x 9`5"	4pc Bathroom	Upper	8`3" x 5`0"
Laundry	Upper	6`10" x 3`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

0

Remarks

Pub Rmks:

This beautiful brand-new 'Wicklow' by Brookfield Residential is one of their most popular models due to its incredible layout! Offering 3 bedrooms, 2.5 bathrooms, two distinct living areas, and a full basement with its own private side entrance - this property offers endless potential! Situated on an oversized lot that is nearly 4,500 square feet with a SW-facing backyard - this property must be seen to be appreciated! The modern design boasts nearly 1,800 square feet of living space above grade + the full basement that awaits your imagination. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment that feels spacious throughout. The large kitchen has plenty of working space + a central island for entertaining and is complete with an oversized corner pantry with plenty of storage space. A suite of stainless steel appliances including a gas cooktop, chimney hood fan and built-in microwave and oven complete the seamless look of the kitchen. The kitchen overlooks the dining area and patio doors overlook the expansive backyard. The upper level of the home has a central bonus room that is perfect for a TV area and this central room separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 4 pc en suite with dual sinks and walk-in shower. Two more bedrooms, a full bathroom, laundry room and large linen closet complete the second level. The basement has ample space for a bedroom, bathroom recreation area and kitchen if desired (subject to local municipality approval). The large backyard offers endless potential and is the perfect space to host guests, entertain and soak up the sunshine with its optimal exposure. This property is complete with a double concrete parking pad that could easily accommodate a detached garage in the future. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. **Please note photos are from a show home model and are not an exact representation of the property for sale.

Inclusions:

N/A

Property Listed By:

Charles

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



