



THE
A-TEAM

**RE/MAX
FIRST**

3171 CHINOOK WINDS Drive, Airdrie T4B 5J6

MLS®#: **A2182197**

Area: **Chinook Gate**

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

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

Status: **Active**

County: **Airdrie**

Change: **-\$900, 11-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

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

DOM

17
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Siding**
Flooring: **Carpet,Vinyl**
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,Separate Entrance,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`6"
Kitchen	Main	8`8" x 17`9"
4pc Bathroom	Second	8`7" x 6`0"
Bedroom	Second	10`0" x 11`11"
Family Room	Second	13`8" x 10`2"
Laundry	Second	6`5" x 8`6"

Room	Level	Dimensions
Bedroom	Main	11`0" x 12`2"
Foyer	Main	8`2" x 6`7"
Living Room	Main	12`10" x 11`11"
4pc Ensuite bath	Second	8`7" x 8`5"
Bedroom	Second	9`4" x 11`11"
Bedroom - Primary	Second	12`2" x 17`8"
4pc Bathroom	Basement	4`11" x 8`3"

Bedroom
Game Room

Basement
Basement

8`7" x 10`6"
14`3" x 25`4"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

8`7" x 11`11"
17`9" x 10`5"

Title:
Fee Simple
Legal Desc:

2310544

Zoning:
R1-L

Remarks

Pub Rmks:

Welcome to this pristine, modern 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 & 3167 Chinook winds Drive are also on sale (A2175394 ,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



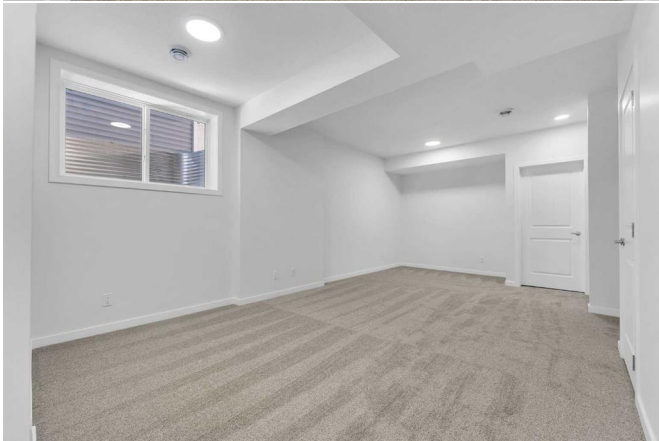
All 3 Brand homes are available for sale







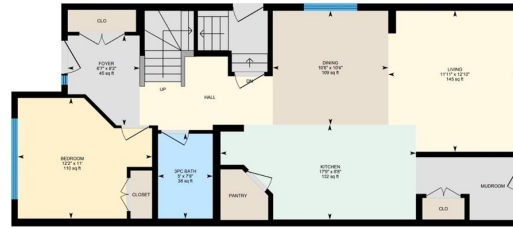






Basement (Below Grade) Exterior Area 815.90 sq ft
Interior Area 742.03 sq ft

3171 Chinook Winds Dr SW, Airdrie, AB
Main Floor Exterior Area 908.05 sq ft
Interior Area 829.13 sq ft



PREPARED: 2024/12/04
White regions 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. **GUIDE**

3171 Chinook Winds Dr SW, Airdrie, AB
1st Floor Exterior Area 933.36 sq ft
Interior Area 869.04 sq ft
Excluded Area 9.71 sq ft



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