



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3122 CHINOOK WINDS Drive, Airdrie T4B 5P6**

MLS®#: **A2182252**      Area: **Chinook Gate**      Listing Date: **12/06/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **441 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,962**  
 Low Sqft:  
 Ttl Sqft: **1,962**

DOM

**47**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Irregular Lot,Reverse Pie Shaped Lot**  
 Park Feat: **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 Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 8`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 10`1"</b>
<b>Great Room</b>	<b>Main</b>	<b>19`0" x 13`0"</b>	<b>Office</b>	<b>Main</b>	<b>8`4" x 5`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`0" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 12`9"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`9" x 5`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 5`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`2" x 5`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

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Remarks

Pub Rmks: **The beautiful 'Oxford' built by Brookfield Residential is a fully detached home offering nearly 2,000 square feet of living space above grade + a full basement with its own private side entrance. Situated on an oversized reverse pie lot measuring at nearly 4,500 square feet, this property has plenty of living space both inside and outside! The open concept main living area has a large kitchen that opens to both the great room and dining area - creating the perfect space for entertaining. The oversized pantry provides plenty of storage space and the kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and gas range. The main level is complete with a large mud room, pocket office and 2pc powder room. On the second level there is a central bonus room that separates the primary suite from the secondary bedrooms. The expansive primary bedroom includes a large walk-in closet and private 4pc ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and large laundry room complete the second level. The basement has its own private side entrance and awaits your imagination. The incredible oversize lot has ample space for many outdoor living spaces and the property is complete with a double concrete parking pad with enough space to add a garage in the future if desired. This brand new home comes with builder warranty as well as Alberta New Home Warranty - allowing you to purchase with peace of mind. \*\*Please note this property is currently under construction with a ~January 2025 possession date - photos 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**



