



THE
A-TEAM

**RE/MAX
FIRST**

3207 CHINOOK WINDS Drive, Airdrie T4B 5S8

MLS®#: **A2182253**

Area: **Chinook Gate**

Listing Date: **12/06/24**

List Price: **\$597,500**

Status: **Pending**

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: **2,959 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,758**

Low Sqft:

Ttl Sqft: **1,758**

DOM

15

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`10" x 8`7"
Living Room	Main	13`0" x 13`0"
Bonus Room	Upper	13`0" x 11`3"
Bedroom	Upper	10`4" x 9`4"
3pc Ensuite bath	Upper	8`5" x 5`7"
Bedroom	Basement	15`8" x 9`8"
Game Room	Basement	20`0" x 13`9"

Room	Level	Dimensions
Dining Room	Main	16`0" x 9`10"
2pc Bathroom	Main	8`0" x 3`0"
Bedroom - Primary	Upper	15`0" x 13`0"
Bedroom	Upper	10`5" x 9`4"
4pc Bathroom	Upper	8`5" x 5`0"
4pc Bathroom	Basement	9`0" x 5`0"

Title: **Fee Simple**
Zoning: **R1-U**
Legal Desc: **0**

Remarks

Pub Rmks: **This stunning, brand-new Bristol model by Brookfield Residential is one of their most sought-after designs, featuring an exceptional layout! With 4 bedrooms, 3.5 bathrooms, two spacious living areas, and a full basement with a private side entrance, this home offers boundless possibilities. The home boasts over 2,500 square feet of developed living space with a fully finished basement with. The open-concept design is enhanced by 9-foot ceilings, creating a bright, airy atmosphere throughout. The large kitchen provides ample counter space, a central island perfect for entertaining, and a spacious corner pantry for all your storage needs. It's outfitted with premium stainless-steel appliances, including a gas range chimney hood fan, and built-in microwave. The kitchen overlooks the dining area, and patio doors open to the expansive backyard. Upstairs, you'll find a centrally located bonus room—ideal for a cozy TV area—separating the primary suite from the two additional bedrooms. The primary suite includes a large walk-in closet and a 3-piece ensuite with a walk-in shower. Two additional bedrooms, a full bathroom, a laundry room with a large linen area to complete the upper level. The basement offers significant space with 4th bedroom, full bathroom, recreation area, and storage area. The large backyard is a perfect space for outdoor gatherings, entertaining, or simply enjoying the sunshine. The property also features a double concrete parking pad with potential for a detached garage in the future. With the builder's warranty and the Alberta New Home Warranty, you can move in with complete peace of mind.**

Inclusions: **None**
Property Listed By: **Charles**

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









