



THE
A-TEAM

**RE/MAX
FIRST**

3070 CHINOOK WINDS Drive, Airdrie T4B 5P6

MLS®#: **A2185762**

Area: **Chinook Gate**

Listing Date: **01/08/25**

List Price: **\$639,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,880**
Low Sqft:
Ttl Sqft: **1,880**

Lot Information

Lot Sz Ar: **2,689 sqft**
Lot Shape:

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz:

Access:

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

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	18`10" x 12`6"	Dining Room	Main	10`3" x 11`4"
Flex Space	Main	7`7" x 12`0"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	12`10" x 12`9"	Bedroom - Primary	Upper	13`7" x 12`6"
4pc Ensuite bath	Upper		Bedroom	Upper	9`3" x 11`7"
Bedroom	Upper	9`4" x 12`9"	4pc Bathroom	Upper	
Laundry	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

0

Remarks

Pub Rmks: **The 'Carlisle' by Brookfield Residential is one of the most popular models due to its incredible design and functionality. This brand new home is currently under construction with a possession this spring! Featuring 2 living areas, a home office space, 3 bedrooms, 2.5 bathrooms and a full basement with private side entrance, this home is perfect for a growing family, investors or those looking to downsize in comfort. The bright and open main level is an entertainer's dream with a kitchen complete with built-in appliances that overlooks both the living and dining areas. The expansive great room has a wall of windows and patio doors that overlook the backyard. The optimal SW exposure ensures that the backyard captures ample sunshine and keeps the home bright all day long. A large front flex space, perfect for a home office, and a 2 pc bathroom complete the main level of this home. The second level has a central bonus room, perfect for a TV area, and it separates the primary bedroom from the secondary rooms for additional privacy. The primary suite is complete with a full 4 pc ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The basement has its own private side entrance and all rough-ins or a future suite are in place (suite subject to permits and approval by the City). This brand new home offers an incredibly functional layout, a full basement with endless options and a full builder warranty in addition to Alberta New Home Warranty, allowing you to purchase with peace of mind!**

Inclusions:
Property Listed By: **N/A
Charles**

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



