



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**922 CHINOOK WINDS Meadow, Airdrie T4B 5P7**

MLS®#: **A2186852**      Area: **Chinook Gate**      Listing Date: **01/13/25**      List Price: **\$584,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **2,962 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,493**  
 Low Sqft:  
 Ttl Sqft: **1,493**

DOM  
**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Rectangular Lot, See Remarks**  
 Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Cement Fiber Board**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>13`0" x 8`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 13`4"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 11`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 8`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 10`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>0`4" x 3`4"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`10" x 5`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`3" x 8`5"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>6`5" x 8`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312404**

Zoning:  
**R1-L**

Remarks

Pub Rmks:

**introducing the Burton by EXCEL HOMES! This gorgeous detached home is to be built in the sought after SW community of Chinook Gate, Airdrie. Its easy to stay active in this Family friendly community with many parks & green spaces at your doorstep. Extensive pathways connect to the Chinook Winds Park, which offers a huge playground, hockey rink, ball diamonds, beach volleyball, spray / skate park & toboggan hill. Quick access to Yankee Valley Blvd & Deerfoot Trail. Approximate possession date would be 6-9 months from time of offer. Plenty of time to choose your own options and upgrades to personalize your new home! Excel Homes is a "certified built green" builder, offering all the cost saving features that make Excel a wise choice. This detached home offers 1493 sf of living space delivered in an open, functional floor plan w/great use of space! The Main floor offers a front living room , open to the kitchen & dining nook. The central kitchen offers lots of cabinets & drawers, island w/lunch counter, handy pantry & great sized dining nook. Upstairs you'll find a large primary suite w/private ensuite & walk in closet as well as 2 side by side bedrooms & a family sized 4 pce bathroom. Your laundry room is also conveniently located on this level. Your new home will include knockdown ceilings, granite kitchen counters, SS appliances (included washer/dryer) & luxury vinyl plank flooring. Front yard sod & rear 20 x 22 concrete parking pad are also included.**

Inclusions:  
Property Listed By:

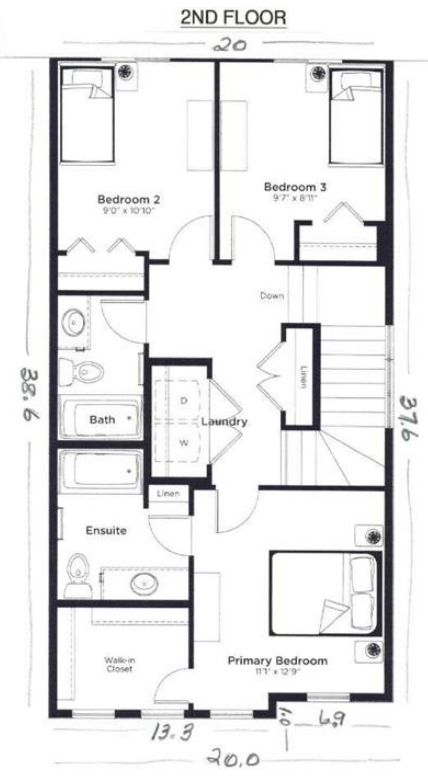
**NA**  
**CIR Realty**

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

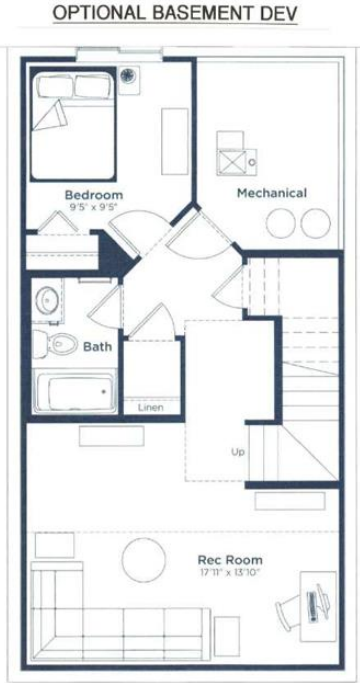
EXCEL  
HOMES



EXCEL  
HOMES



EXCEL  
HOMES



Address: 977 Chisook Winds Meadow, Andover, ab.

Date: Jan 12, 2025

Jan Graham - CIR REALTY

Home is not yet built. Measurements are anticipated and may change slightly once built.

Measurements are from Builders' plans.

EXTERIOR measurements are: 1493 sq. ft.

Main: 790 sq. ft.

Upper: 763 sq. ft.

Address: 977 Chisook Winds Meadow, Andover, ab.

Date: Jan 12, 2025

Jan Graham - CIR REALTY

Home is not yet built. Measurements are anticipated and may change slightly once built.

Measurements are from Builders' plans.

EXTERIOR measurements are: 1493 sq. ft.

Main: 790 sq. ft.

Upper: 763 sq. ft.