



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3239 CHINOOK WINDS Drive, Airdrie T4B 3S5**

MLS®#: **A2188186**

Area: **Chinook Gate**

Listing Date: **01/16/25**

List Price: **\$664,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **2,974 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,722**  
Low Sqft:  
Ttl Sqft: **1,722**

DOM

**6**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

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

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**  
Int Feat: **Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
Utilities:

Room Information

| Room              | Level | Dimensions      |
|-------------------|-------|-----------------|
| Foyer             | Main  | 6`0" x 5`1"     |
| 2pc Bathroom      | Main  | 7`10" x 3`0"    |
| Pantry            | Main  | 6`7" x 4`9"     |
| Bedroom - Primary | Upper | 12`10" x 12`11" |
| Walk-In Closet    | Upper | 4`10" x 5`8"    |
| 4pc Bathroom      | Upper | 8`3" x 4`11"    |
| Bedroom           | Upper | 10`5" x 9`3"    |

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| Living Room      | Main     | 13`0" x 12`11" |
| Dining Room      | Main     | 16`0" x 10`10" |
| Mud Room         | Main     | 3`8" x 6`7"    |
| 4pc Ensuite bath | Upper    | 8`4" x 5`7"    |
| Laundry          | Upper    | 6`0" x 4`11"   |
| Bedroom          | Upper    | 10`5" x 9`3"   |
| Flex Space       | Basement | 21`7" x 13`10" |

**Bedroom  
Bonus Room**

**Basement  
Upper**

**15`3" x 9`8"  
12`11" x 11`2"**

**4pc Bathroom**

**Basement**

**9`1" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310544**

Zoning:  
**R1-L0**

Remarks

Pub Rmks: **Welcome to 3239 Chinook Winds Drive! This stunning, brand-new home with a fully developed basement is ready for its new owners. Thoughtfully designed, this home is perfect for growing families, investors, or anyone looking to downsize with ease. Located just a short walk from Chinook Winds Park, it offers easy access to baseball diamonds, a skate park, and a splash park—endless outdoor fun for all ages. Inside, the main level boasts an open and inviting living area, ideal for entertaining. The kitchen is a chef's dream with full-height cabinetry, a chimney-style hood fan, and a gas range, combining style and functionality. The bright and spacious great room features a wall of windows and is perfectly separated from the dining and kitchen areas. On the upper level, a central bonus room provides a cozy retreat while maintaining privacy between the primary suite and the secondary bedrooms. The primary bedroom includes a well-appointed ensuite, and two additional bedrooms, a full bathroom, and a convenient laundry room complete this floor. The fully developed basement features a private side entrance, a massive flex space, a bedroom, and a bathroom—offering versatility for additional living quarters or entertainment. This brand-new home offers a functional layout, an unbeatable location near Chinook Winds Park, and a transferable new home warranty for peace of mind. Don't miss out—schedule your viewing today!**

Inclusions:  
Property Listed By: **Manor Real Estate Ltd.**

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











