



**3014 CHINOOK WINDS Drive, Airdrie T4B 5P6**

MLS®#: **A2188553** Area: **Chinook Gate** Listing Date: **01/17/25** List Price: **\$634,900**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **2,691 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot**  
 Park Feat: **Alley Access,Carport,Off Street,On Street,Parking Pad**

DOM

**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 12`0"	Kitchen	Main	12`4" x 11`9"
Dinette	Main	11`11" x 9`0"	2pc Bathroom	Main	4`10" x 4`5"
Office	Main	6`1" x 4`10"	Bedroom - Primary	Second	15`0" x 11`8"
4pc Ensuite bath	Second	11`1" x 4`11"	Walk-In Closet	Second	4`10" x 4`7"
Bedroom	Second	9`8" x 8`2"	Bedroom	Second	11`0" x 8`5"
4pc Bathroom	Second	8`4" x 4`10"	Laundry	Second	4`0" x 3`2"
Bonus Room	Second	12`5" x 8`11"			

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**R2**

Legal Desc:

**2312404**

Remarks

Pub Rmks:

**This beautiful brand-new Home by Brookfield Residential , one of the most popular model due to its incredible layout! Offering 3 bedrooms, 2.5 bathrooms, living area, Quartz Kitchen Island and a full basement with its own side entrance , this property offers endless potential and Amazing view of the park and playground and city, This property must be seen to be appreciated! The modern design boasts nearly 1,696 square feet of living space above grade + the full basement that awaits your imagination. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment that feels spacious throughout. The large kitchen has plenty of working space with central island for entertaining and is complete with an pantry with plenty of storage space. A suite of stainless steel appliances including a gas cooktop, chimney hood fan and built-in microwave and oven complete the seamless look of the kitchen. Spacious backyard. The upper level of the home has a central bonus room that is perfect for a TV area and this central room separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 4 pc en suite and walk-in shower. Two more bedrooms, a full bathroom, laundry room and large linen closet complete the second level. The basement has Big egress windows and ample space for a bedroom, bathroom recreation area and kitchen if desired (subject to local municipality approval). This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Don't wait and book your showing now .**

Inclusions:

**none**

Property Listed By:

**Century 21 Bravo Realty**

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











