



THE
A-TEAM

**RE/MAX
FIRST**

516 CHINOOK WINDS Gardens, Airdrie T4B 5J6

MLS®#: **A2197725** Area: **Chinook Gate** Listing Date: **02/27/25** List Price: **\$659,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,286 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,830**
 Low Sqft:
 Ttl Sqft: **1,830**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R1-L**
 Legal Desc: **2110762**

Remarks

Pub Rmks: **The Carlisle by Brookfield Residential is a highly sought-after model, celebrated for its exceptional design and functionality. This stunning home offers a dedicated**

home office space, 3 bedrooms, 2.5 bathrooms, and a full basement with a private side entrance—making it an excellent choice for growing families, investors, or those looking to downsize comfortably. Designed for both style and practicality, the bright and open main floor is perfect for entertaining. The modern kitchen, complete with built-in appliances, seamlessly connects to the living and dining areas. The expansive great room features a wall of windows and patio doors that open to the backyard, filling the space with natural light. A flexible front space ideal for a home office and a 2-piece bathroom complete the main level. Upstairs, a central bonus room provides a cozy space for a TV area and strategically separates the primary suite from the secondary bedrooms for added privacy. The primary suite includes a 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The basement, with its private side entrance, is ready for future development and has the potential for a secondary suite (subject to city permits and approval). An oversized double detached garage offers ample space and is perfect for keeping your vehicle protected during winter. This home also comes with the Alberta New Home Warranty for added peace of mind. Call your favorite agent today to book a private showing!

Inclusions:

Property Listed By:

N/A

RE/MAX Real Estate (Mountain View)

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









