



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: **\$625,000**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 09-Apr**

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

52

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**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
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**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`2"
Dining Room	Main	6`11" x 12`4"
Living Room	Main	19`0" x 12`6"
4pc Ensuite bath	Upper	4`11" x 10`6"
Bedroom	Upper	9`4" x 11`5"
Laundry	Upper	5`0" x 5`11"

Room	Level	Dimensions
Den	Main	7`7" x 12`0"
Kitchen	Main	12`4" x 18`2"
3pc Bathroom	Upper	5`0" x 8`4"
Bedroom	Upper	9`4" x 14`11"
Bonus Room	Upper	13`8" x 19`9"
Bedroom - Primary	Upper	14`10" x 14`0"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R1-L	
Legal Desc:	2110762		Remarks
Pub Rmks:	<p>This home is situated on a TRADITIONAL LOT and features the highly sought-after Carlisle model by Brookfield Residential, known for its exceptional design and functionality. This freshly painted home boasts a dedicated home office, 3 bedrooms, and 2.5 bathrooms. The open and bright main floor is designed for both style and practicality, making it perfect for entertaining. The modern kitchen, equipped with built-in appliances, flows seamlessly into the living and dining areas. The spacious great room is highlighted by a wall of windows and patio doors that lead to the backyard, allowing natural light to fill the space. A flexible front area, ideal for a home office, and a 2-piece bathroom complete the main level. Upstairs, a central bonus room provides a cozy space for TV watching and acts as a separator between the primary suite and secondary bedrooms for added privacy. The primary suite features a 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient laundry room round out the upper level. The oversized double detached garage offers plenty of space, providing protection for your vehicle during the winter months. This home also includes the Alberta New Home Warranty for your peace of mind. Contact your favorite agent today to schedule a private showing!</p>		
Inclusions:	N/A		
Property Listed By:	RE/MAX Real Estate (Mountain View)		

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









