



THE
A-TEAM

**RE/MAX
FIRST**

2858 CHINOOK WINDS Drive, Airdrie T4B0N4

MLS® #: **A2203080**

Area: **Prairie Springs**

Listing Date: **03/20/25**

List Price: **\$749,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2009**
Lot Information
Lot Sz Ar: **4,779 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,927**
Low Sqft:
Ttl Sqft: **1,927**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Dog Run, Fire Pit, Garden, Lighting, Private Yard, Storage**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	10`11" x 14`6"
Bedroom	Second	9`0" x 9`4"
4pc Bathroom	Second	8`0" x 4`10"
2pc Bathroom	Main	8`2" x 5`2"
Living Room	Main	13`7" x 14`10"
Dining Room	Main	10`11" x 6`0"
Game Room	Lower	13`6" x 28`8"

Room	Level	Dimensions
4pc Ensuite bath	Second	12`4" x 10`1"
Bedroom	Second	10`11" x 11`1"
Family Room	Second	18`5" x 16`5"
Office	Main	9`8" x 10`9"
Kitchen	Main	11`4" x 12`9"
Storage	Lower	15`1" x 10`6"
Storage	Lower	9`11" x 4`10"

Bedroom	Lower	9`9" x 12`10"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0811343	Zoning: R1	Remarks
Pub Rmks:	Do not miss out on this meticulously renovated 3 bed, 2.5 bath home in Prairie Springs. Right across the street from Chinook Winds Park for all your recreational needs, down the road from W.H. Croxford high school, as well as walking distance to restaurants and shopping. A few steps up leads you to the perfect front porch for an evening warm beverage, and a read while the evening sunrays illuminate the western sky. The main floor boasts 829.61sq/ft and opens up to an office with additional shelving. Walking through you will see elegantly upgraded LED light fixtures and indistinguishable chalk wall paint. The open concept living, kitchen and dining room are perfect for entertaining guests or enjoying quality time with family. This space has been upgraded beautifully for visual appeal and function; renovated fireplace and mantle, additional live edge shelving and cupboards in the kitchen, upgraded refrigerator, with sensible pine shelving and cupboards added to the pantry. The old fridge has been moved to the garage and is included in the sale, as well as new washer and dryer in the half bath. 369sq/ft of heated garage with included shelving makes the perfect space to work on your vehicle, have the kids practice their stickhandling, and at the least let you get into a warm vehicle before those icy winter drives; a 50 gallon AC unit is also included to keep you cool in the summer heat. Walking upstairs you are greeted by the generously sized family room perfect for cuddling up and watching movies, playing games, or just hanging out. With three bedrooms, a 4 piece bathroom, and a walk in linen closet it is the perfect place for a family to call home. The primary bedroom is fit for a king (bed), with a deep walk in closet, soaker tub, shower, and plenty of additional space. The fully finished basement is 745.24sq/ft and adds a third area to enjoy TV, reading, work out space, or whatever your imagination can do with the space. There is PLENTY of storage space for your seasonal goods or miscellaneous items. The hot water tank is new and the electrical panel has been upgraded to support the hot tub and the stand up freezer will be included in the sale. The below grade bedroom is perfect for your basement dwelling teen, a guest room, or to fulfill your hobby needs. A private fenced backyard contains two patios; one for barbequing and dining in the covered, water proof summer shade, and one for soaking up the afternoon sun. Summer, winter, fall spring, rain shine, snow, enjoy the therapeutic relief of the covered hot tub; hot tub and gazebo included in the sale. The rest of the yard has space for a firepit, flower beds for the green thumb, space for the pets, and a shed to keep the tools needed for the minimal yard maintenance. All furniture, TVs, etc negotiable.		
Inclusions:	AC unit, Hot Tub, Dishwasher, Refrigerator, Garage Refrigerator, Stove, Washer, Dryer, Window Coverings, Light Fixtures and Fans, Basement Stand Up Freezer, Gazebo, Shed, Additional home Shelving and Live Edge Shelving, Pantry Cupboards, Garage Shelving, Basement Mounted Electric Fireplace, Patio Lighting		
Property Listed By:	Real Broker		

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











