



THE
A-TEAM

**RE/MAX
FIRST**

3231 CHINOOK WINDS Drive, Airdrie T4B 5S8

MLS®#: **A2203703**

Area: **Chinook Gate**

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

List Price: **\$649,900**

Status: **Active**

County: **Airdrie**

Change: **-\$99, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,515 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,720**
Low Sqft:
Ttl Sqft: **1,720**

DOM

24
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **4**
Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Lighting,Playground,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Laminate,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`1"
Living Room	Main	16`2" x 13`5"
Bedroom	Second	9`3" x 11`6"
4pc Bathroom	Basement	4`11" x 8`4"
Furnace/Utility Room	Basement	7`9" x 11`3"
Kitchen	Main	11`7" x 17`4"
Bedroom	Second	9`5" x 15`0"

Room	Level	Dimensions
Family Room	Main	13`2" x 11`11"
4pc Ensuite bath	Second	4`11" x 10`5"
Laundry	Second	4`11" x 7`3"
Kitchen	Basement	11`4" x 5`6"
Dining Room	Main	7`0" x 11`4"
4pc Bathroom	Second	4`11" x 8`4"
Family Room	Second	13`9" x 19`10"

**Bedroom - Primary
Family Room**

**Second
Basement**

**14`10" x 19`10"
17`5" x 11`11"**

Bedroom

Basement

12`0" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L0

2310551

Remarks

Pub Rmks:

Welcome to this fully upgraded brand new single-family home located in the up-and-coming neighborhood of Chinook Gate in Airdrie. This is a fantastic opportunity to own a Brand new home without the wait! Built in 2025, this never-occupied home includes the Alberta New Home Warranty from the builder. With approximately 2703 sq ft of living space, this property features an ILLEGAL BASEMENT SUITE, a concrete parking pad, 4 bedrooms, 3.5 bathrooms, 2 living areas and a lot more to explore. The main floor boasts two spacious living areas, a generously sized kitchen with a pantry, and a dining area. Step inside to find a bright and inviting first living area with a large window. Sleek stainless steel appliances give the kitchen a stylish edge, while the open layout seamlessly connects to the family room, which is filled with natural light from large windows—perfect for entertaining or cozy family gatherings. Upstairs, you'll find the primary bedroom, a bonus room, a laundry room, two bathrooms, and two additional well-sized bedrooms. The primary bedroom stands out with its luxurious ensuite bathroom, walk-in closet, and private balcony. The bonus room offers flexible space for an office, playroom, or extra living area, and the laundry room is conveniently located on this level. 2 other good size bedrooms which share a common bathroom completes the upper floor. The ILLEGAL BASEMENT SUITE includes a side entrance, a spacious bedroom, a bathroom, a kitchen, and a large living area with a huge window for natural light. The property also comes with a concrete garage pad ready for future garage development. Book your private showing today!

Inclusions:
Property Listed By:

**N/A
First Place Realty**

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







