



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3254 CHINOOK WINDS Drive, Airdrie T4B 5S8**

MLS®#: **A2203858** Area: **Chinook Gate** Listing Date: **03/20/25** List Price: **\$599,900**  
Status: **Active** County: **Airdrie** Change: **-\$10k, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie** Finished Floor Area  
Year Built: **2024** Abv Sqft: **1,595**  
Low Sqft:  
Lot Sz Ar: **4,266 sqft** Ttl Sqft: **1,595**  
Lot Shape:

DOM

**16**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information  
Access:  
Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**  
Park Feat: **Parking Pad**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
Fnd/Bsmt:  
Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
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: **Fee Simple** Zoning: **R1-L**  
Legal Desc: **2310544**

Remarks

Pub Rmks: **Welcome to your dream home! Introducing the Dawson, a brand-new masterpiece crafted by Excel Homes, boasting an expansive 1595 sq ft of living space, all**

above grade. This residence has never been lived in and is meticulously designed to cater to contemporary tastes while being loaded with upgrades. Step inside this remarkable home and immerse yourself in a world of elegance and style. SEPARATE SIDE ENTRY to basement landing. The interior is bathed in natural light, accentuated by an array of large windows that seamlessly blend indoor comfort with the beauty of outdoor light. The neutral designer tones and luxury vinyl plank flooring throughout the main floor set a modern and welcoming backdrop for your family life. You'll find an expansive great room that effortlessly flows into the dining area, making it an ideal setup for family meals and entertaining guests. The exceptional island kitchen stands out with its ceiling-height cabinets, stainless steel appliances including a gas stove, built-in microwave, and chimney fan. Stone countertops adorn the ample counter space and prep island, complemented by a large walk-in pantry for all your storage needs. The ambiance is further enhanced by stylish pendant and pot lighting. Ascend to the upper level where comfort meets luxury in the three generously sized bedrooms. The primary bedroom is a retreat of its own, featuring a spa-like ensuite with a long stone vanity top and an oversized shower, alongside a generous walk-in closet. Bedrooms two and three offer substantial space and easy access to the main family bathroom, which also boasts stone countertops. Additionally, the conveniently located laundry room on this floor provides ample storage for linens and supplies (washer / dryer included). This home is a Certified Built Green Home, ensuring sustainability and efficiency. The south-facing backyard promises sun-filled days, and the property includes a 20 x 20 concrete parking pad. Experience luxury that is both gorgeous inside and out, and with immediate possession available, this home is ready to welcome you. Don't miss the opportunity to take a virtual tour and see why this home would truly be a pride to own.

Inclusions:

Property Listed By:

NA

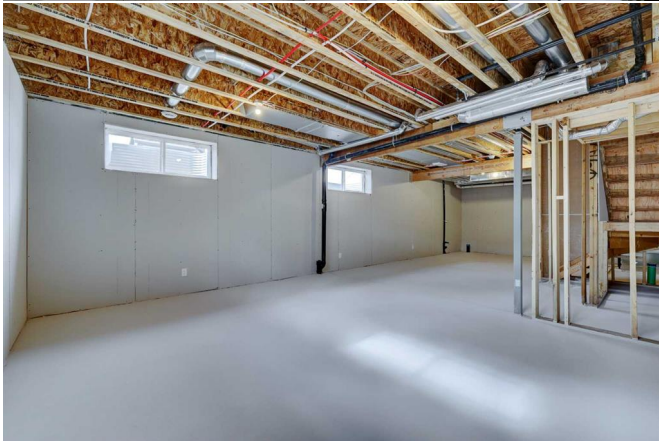
CIR Realty

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









3254 Chinook Winds Drive Southwest, Airdrie, AB

Main Floor Exterior Area 732.65 sq ft  
Interior Area 728.72 sq ft



PREPARED: 2025/03/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3254 Chinook Winds Drive Southwest, Airdrie, AB

2nd Floor Exterior Area 622.72 sq ft  
Interior Area 737.25 sq ft  
Excluded Area 0.88 sq ft



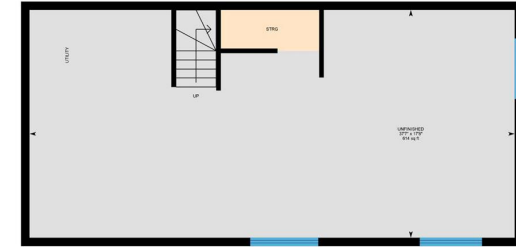
PREPARED: 2025/03/19



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Basement (Below Grade) Exterior Area 739.39 sq ft  
Interior Area 653.94 sq ft



PREPARED: 2025/03/19



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