

# \$625,000 - 3183 Chinook Winds Drive, Airdrie

MLS® #A2205048

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

The beautiful 'Oxford' built by Brookfield Residential is a fully detached home offering nearly 2,000 square feet of living space above grade + a full basement with its own private side entrance. Situated on a private lot measuring at nearly 3,300 square feet, this property has plenty of living space both inside and outside! The open concept main living area has a large kitchen that opens to both the great room and dining area - creating the perfect space for entertaining. The kitchen is complete with a suite of stainless steel appliances including a chimney hood fan and gas range. The main level is complete with a bedroom that has its own private ensuite, a mud room, and a 2pc powder room. On the second level there is a central bonus room that separates the primary suite from the secondary bedrooms. The expansive primary bedroom includes a large walk-in closet and private 4pc ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has its own private side entrance and awaits your imagination. The lot has a double concrete parking pad with enough space to add a garage in the future if desired. This brand new home comes with builder warranty as well as Alberta New Home Warranty - allowing you to purchase with peace of mind. \*\*Please note this property is currently under construction with a ~June 2025 possession date - photos are not an exact representation of the property



for sale.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205048    |
| Price          | \$625,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,952       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3183 Chinook Winds Drive |
| Subdivision | Chinook Gate             |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 5P7                  |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Open Floorplan, Pantry, Vinyl Windows, Master Downstairs, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Stove(s)                                                                     |
| Heating           | Forced Air                                                                                                                                   |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard, Private Entrance                             |
| Lot Description   | Back Yard, Front Yard, Back Lane, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 158              |
| Zoning         | R1-U             |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.