

\$597,250 - 3102 Chinook Winds Drive Sw, Airdrie

MLS® #A2243712

\$597,250

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

The beautiful and incredibly popular Belvedere model is a stunning 3-bedroom 2.5-bathroom home with a private side entrance leading to the undeveloped basement that awaits your imagination! Offering ~1,650 sqft of developed living space on the top two levels + a full basement, this is the perfect family home with room to grow both inside and out! This home is situated on a sunny lot with a south-facing backyard and is completed by a double concrete parking pad, saving significantly on garage building costs! The open concept main floor boasts 9 ft. ceilings with luxury vinyl plank flooring and large windows at the front and rear of the home which allows natural light into the property all day long. The kitchen is central to the main level - overlooking both the dining and living rooms. The kitchen is complete with timeless full-height cabinets as well as a suite of stainless-steel appliances including a chimney hood fan, cooktop, and a built-in wall oven oven & microwave. The kitchen island with flush eating bar is complete with quartz countertops and provides additional seating space beyond the dining area. The living room is complete with a central fireplace and seamlessly connects to the kitchen creating the perfect space for entertaining or for those with young children. A rear mudroom and 2-pc powder room complete the main level. A beautiful, curved staircase with upgraded iron-spindle railings leads to the upper level with the open-to-below design allowing more light to flow throughout the home. The large



primary bedroom has a walk-in closet and a 4-pc ensuite bathroom with dual sinks and a walk-in shower. There are 2 more bedrooms, a full 4-pc bathroom and generous sized laundry room completing the upper level. The lower level of the home offers countless possibilities for development with rough-ins for a 4-pc bathroom, washer and dryer and sink. Located in the heart of Chinook Gate, this brand-new home is fully move-in ready and offers countless possibilities for a homeowner or investor. Builder warranty + Alberta New Home Warranty provide peace of mind with purchasing this brand new home!

Built in 2025

Essential Information

MLS® #	A2243712
Price	\$597,250
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3102 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5P6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 6th, 2025
Days on Market	25
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.