

# \$676,000 - 3163 Chinook Winds Drive Sw, Airdrie

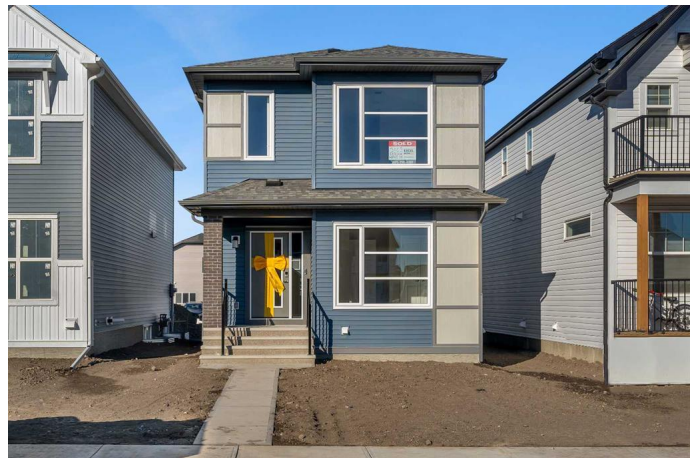
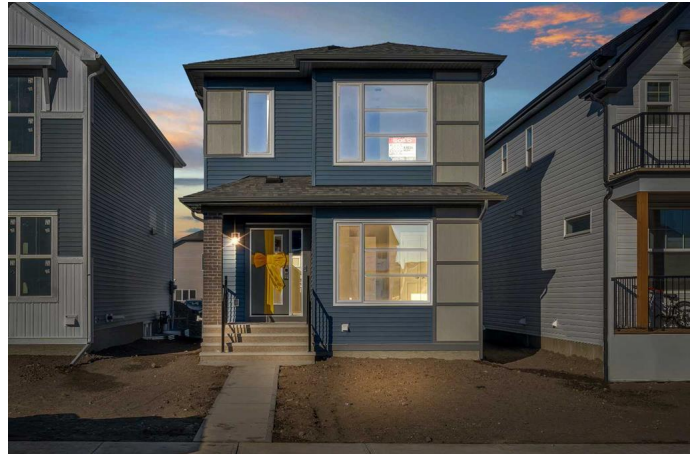
MLS® #A2175394

**\$676,000**

6 Bedroom, 4.00 Bathroom, 1,817 sqft  
Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this brand-new, never-lived-in single-family home located in Airdrie's newest community. Offering over 2,600 square feet of living space, this home combines contemporary design and functional living for families, first-time home buyers, or investors seeking a flexible layout. Step inside and you'll immediately appreciate the open-concept floor plan, with large windows flooding the home with natural light. The main floor is both spacious and inviting, featuring a bedroom that's perfect for guests or multigenerational living, along with a full bathroom equipped with a walk-in shower for added convenience. The heart of this home is the beautifully designed kitchen, showcasing modern two-tone cabinetry upgraded to the ceiling for extra storage. Stainless steel appliances complete the sleek and stylish look, while the open layout connects seamlessly to the family room, which is filled with natural light thanks to the large windows—ideal for entertaining or cozy family nights. Upstairs, you'll find a bonus room that offers versatile space, perfect for an office, playroom, or additional living area. Three good-sized bedrooms provide comfort for the whole family. The laundry room is also conveniently located on this level for easy access. The master bedroom is a true highlight, featuring a large walk-in closet and a luxurious ensuite with double sinks and a walk-in shower, creating a private retreat. The fully developed basement adds even more living space, with a private



side entrance leading to two additional bedrooms, a full bathroom, and three oversized windows (60x40) that let in plenty of natural light. This setup offers excellent rental potential or additional family living quarters. Situated on a conventional lot, the property comes with a concrete garage pad, providing the foundation for future garage development. The location is ideal, with Chinook Winds Park, schools, and all amenities just a short distance away. This home also comes with a one-year builder warranty, ensuring peace of mind as you move into your new space. Whether you're a first-time home buyer or an investor looking to rent out part of the home, this property offers incredible value and opportunity . 3171 Chinook winds Drive is also on sale (A2182197)

Built in 2024

**Essential Information**

MLS® #	A2175394
Price	\$676,000
Sold Price	\$670,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,817
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	3163 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 5J6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Stone Counters, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 25th, 2024
Date Sold	January 23rd, 2025
Days on Market	90
Zoning	R1-L
HOA Fees	105.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
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