

# **\$590,000 - 3002 Chinook Winds Drive Sw, Airdrie**

MLS® #A2181354

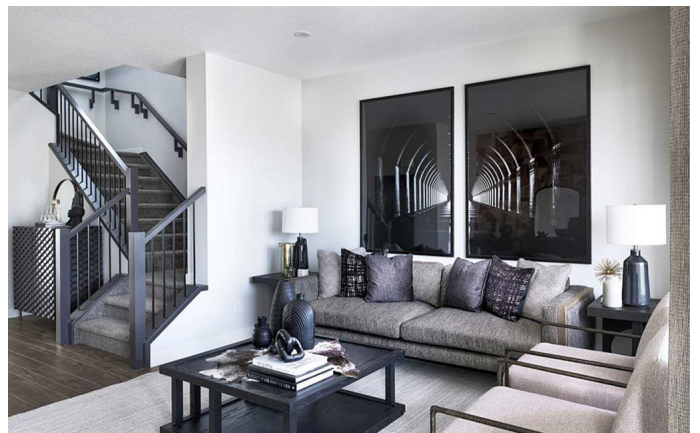
**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,768 sqft

Residential on 0.10 Acres

Chinook Gate, Airdrie, Alberta

This beautiful brand-new 'Wicklow' by Brookfield Residential is one of their most popular models due to its incredible layout! Offering 3 bedrooms, 2.5 bathrooms, two distinct living areas, and a full basement with its own private side entrance - this property offers endless potential! Situated on an oversized lot that is nearly 4,500 square feet with a SW-facing backyard - this property must be seen to be appreciated! The modern design boasts nearly 1,800 square feet of living space above grade + the full basement that awaits your imagination. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment that feels spacious throughout. The large kitchen has plenty of working space + a central island for entertaining and is complete with an oversized corner pantry with plenty of storage space. A suite of stainless steel appliances including a gas cooktop, chimney hood fan and built-in microwave and oven complete the seamless look of the kitchen. The kitchen overlooks the dining area and patio doors overlook the expansive backyard. The upper level of the home has a central bonus room that is perfect for a TV area and this central room separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 4 pc en suite with dual sinks and walk-in shower. Two more bedrooms, a full bathroom, laundry room and large linen closet complete the second level. The basement has ample space for a



bedroom, bathroom recreation area and kitchen if desired (subject to local municipality approval). The large backyard offers endless potential and is the perfect space to host guests, entertain and soak up the sunshine with its optimal exposure. This property is complete with a double concrete parking pad that could easily accommodate a detached garage in the future. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind.

**\*\*Please note photos are from a show home model and are not an exact representation of the property for sale.**

Built in 2024

**Essential Information**

MLS® #	A2181354
Price	\$590,000
Sold Price	\$580,281
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,768
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

**Community Information**

Address	3002 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	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Washer, Oven-Built-In, Gas Cooktop, Range Hood
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Separate/Exterior Entry

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Back Lane, Irregular Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 4th, 2024
Date Sold	January 4th, 2025
Days on Market	31
Zoning	R1-U
HOA Fees	100.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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