

# **\$679,000 - 3171 Chinook Winds Drive Sw, Airdrie**

MLS® #A2182197

**\$679,000**

6 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this pristine, modern style single-family home, never lived in and nestled in Airdrie's newest community. Boasting over 2,600 square feet of thoughtfully designed living space, this home is a perfect blend of contemporary aesthetics and family-friendly functionality, making it an ideal choice for families, first-time buyers, and investors. Step inside to experience the airy, open-concept floor plan filled with natural light from expansive windows. The main floor is both welcoming and versatile, featuring a spacious guest bedroom or multi-generational suite, along with a convenient full bathroom complete with a walk-in shower. At the heart of the home lies the stunning kitchen, designed with two-tone cabinetry that extends to the ceiling for added storage. Modern stainless steel appliances complement this sleek space, while the open layout effortlessly flows into the family room, making it ideal for entertaining or cozy nights in. Upstairs, a flexible bonus room awaits, perfect as an office, playroom, or additional family area. Three well-sized bedrooms offer comfort and convenience for the whole family, and the nearby laundry room simplifies daily chores. The master suite is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite with double sinks and a walk-in shower. The fully developed basement enhances the home's versatility, with a private side entrance leading to two additional bedrooms, a full bathroom, and oversized windows (60x40) that let in



abundant natural light. This layout is perfect for rental potential or additional family quarters. Situated on a conventional lot, this home also includes a concrete garage pad, setting the stage for future garage development. The location is unbeatable, with Chinook Winds Park, schools, and all amenities just a short distance away. Additionally, a one-year builder warranty offers peace of mind as you settle into this inviting space. Whether youâ€™re buying your first home or seeking an investment opportunity, this property offers exceptional value and flexibility for modern living. 3163 Chinook winds Drive are also on sale (A2175394 )

Built in 2024

**Essential Information**

MLS® #	A2182197
Price	\$679,000
Sold Price	\$669,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,840
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	3171 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	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters, Double Vanity, Separate Entrance, Storage
Appliances	Dishwasher, Refrigerator, Gas Stove, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	December 4th, 2024
Date Sold	January 17th, 2025
Days on Market	44
Zoning	R1-L
HOA Fees	105.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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