

# \$649,900 - 3122 Chinook Winds Drive Sw, Airdrie

MLS® #A2182252

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,962 sqft

Residential on 0.01 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 an oversized reverse pie lot measuring at nearly 4,500 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 oversized pantry provides plenty of storage space and 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 large mud room, pocket office and 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 large laundry room complete the second level. The basement has its own private side entrance and awaits your imagination. The incredible oversize lot has ample space for many outdoor living spaces and the property is complete with 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 ~January 2025 possession date - photos are not an exact representation of the property for sale.Â

Built in 2024

**Essential Information**

MLS® #	A2182252
Price	\$649,900
Sold Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,962
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	3122 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	Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	December 6th, 2024
Date Sold	February 16th, 2025
Days on Market	72
Zoning	R1-U
HOA Fees	100.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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