

\$597,500 - 3207 Chinook Winds Drive Sw, Airdrie

MLS® #A2182253

\$597,500

4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

This stunning, brand-new Bristol model by Brookfield Residential is one of their most sought-after designs, featuring an exceptional layout! With 4 bedrooms, 3.5 bathrooms, two spacious living areas, and a full basement with a private side entrance, this home offers boundless possibilities. The home boasts over 2,500 square feet of developed living space with a fully finished basement with. The open-concept design is enhanced by 9-foot ceilings, creating a bright, airy atmosphere throughout. The large kitchen provides ample counter space, a central island perfect for entertaining, and a spacious corner pantry for all your storage needs. It's outfitted with premium stainless-steel appliances, including a gas range chimney hood fan, and built-in microwave. The kitchen overlooks the dining area, and patio doors open to the expansive backyard. Upstairs, you'll find a centrally located bonus room—ideal for a cozy TV area—separating the primary suite from the two additional bedrooms. The primary suite includes a large walk-in closet and a 3-piece ensuite with a walk-in shower. Two additional bedrooms, a full bathroom, a laundry room with a large linen area to complete the upper level. The basement offers significant space with 4th bedroom, full bathroom, recreation area, and storage area. The large backyard is a perfect space for outdoor gatherings, entertaining, or simply enjoying the sunshine. The property also features a double concrete parking pad with potential for a detached



garage in the future. With the builder's warranty and the Alberta New Home Warranty, you can move in with complete peace of mind.

Built in 2024

Essential Information

MLS® #	A2182253
Price	\$597,500
Sold Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,758
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3207 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5S8

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Range Hood,

	Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 6th, 2024
Date Sold	December 22nd, 2024
Days on Market	16
Zoning	R1-U
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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