

\$665,000 - 3183 Chinook Winds Drive, Airdrie

MLS® #A2205048

\$665,000

4 Bedroom, 4.00 Bathroom, 1,952 sqft
Residential on 0.08 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 a private lot measuring at nearly 3,300 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 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 bedroom that has its own private ensuite, a mud room, and a 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 a laundry room complete the second level. The basement has its own private side entrance and awaits your imagination. The lot has 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 ~June 2025 possession date - photos are not an exact representation of the property



for sale.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205048 |
| Price | \$665,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,952 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 3183 Chinook Winds Drive |
| Subdivision | Chinook Gate |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 5P7 |

Amenities

| | |
|----------------|-------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Master Downstairs |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |

| | |
|-----------------|----------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 19 |
| Zoning | R1-U |
| HOA Fees | 100 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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