

# \$645,000 - 3183 Chinook Winds Drive, Airdrie

MLS® #A2205048

**\$645,000**

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          | \$645,000   |
| 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, Master Downstairs, Quartz Counters, Recessed Lighting, Vinyl Windows |
| 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 | 83               |
| Zoning         | R1-U             |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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