

# \$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	71
Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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