

\$644,500 - 3239 Chinook Winds Drive Sw, Airdrie

MLS® #A2188186

\$644,500

4 Bedroom, 4.00 Bathroom, 1,723 sqft
Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

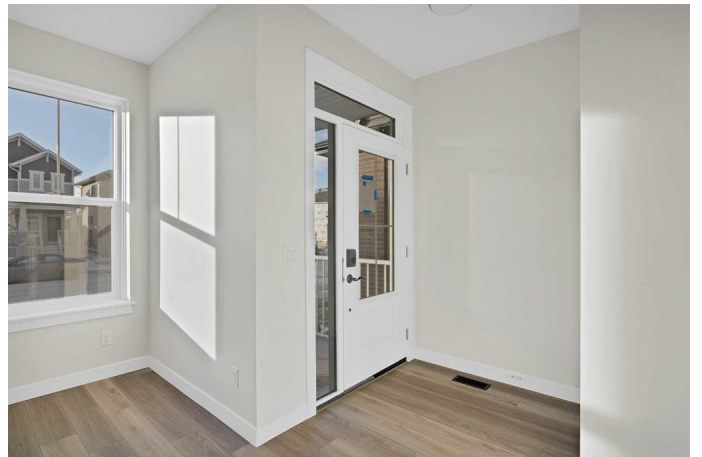
Welcome to 3239 Chinook Winds Drive! This stunning, brand-new home with a fully developed basement is ready for its new owners. Thoughtfully designed, this home is perfect for growing families, investors, or anyone looking to downsize with ease.

Located just a short walk from Chinook Winds Park, it offers easy access to baseball diamonds, a skate park, and a splash park—endless outdoor fun for all ages.

Inside, the main level boasts an open and inviting living area, ideal for entertaining. The kitchen is a chef's dream with full-height cabinetry, a chimney-style hood fan, and a gas range, combining style and functionality. The bright and spacious great room features a wall of windows and is perfectly separated from the dining and kitchen areas.

On the upper level, a central bonus room provides a cozy retreat while maintaining privacy between the primary suite and the secondary bedrooms. The primary bedroom includes a well-appointed ensuite, and two additional bedrooms, a full bathroom, and a convenient laundry room complete this floor.

The fully developed basement features a private side entrance, a massive flex space, a bedroom, and a bathroom—offering versatility for additional living quarters or entertainment.



This brand-new home offers a functional layout, an unbeatable location near Chinook Winds Park, and a transferable new home warranty for peace of mind. Don't miss out—schedule your viewing today!

Built in 2024

Essential Information

MLS® #	A2188186
Price	\$644,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,723
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3239 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3S5

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
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Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	57
Zoning	R1-L0
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Manor Real Estate Ltd.
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