

# \$605,000 - 3175 Chinook Winds Drive, Airdrie

MLS® #A2199864

## \$605,000

3 Bedroom, 3.00 Bathroom, 1,720 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

The 'Bristol' is a new model with an intelligent design that features 2 living areas, 3 bedrooms, 2.5 bathrooms + a full basement with side entrance. At just over 1,700 square feet of living space, this new home has plenty of space for a growing family. The great room is located at the front of the home with large windows that allow the sunshine to flow through the home all day long. The south exposure provides optimal natural light for a bright and open space. A cozy electric fireplace completes the main living area. The kitchen has a large island with quartz countertops and a very large pantry for everyday convenience. The kitchen overlooks the dining area - making this the perfect spot to entertain. On the second level is a central bonus room that separates the primary suite from the secondary bedrooms. The primary bedroom is complete with a large walk-in closet and full en suite complete with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and laundry room complete the second floor. The basement has all of its suite rough-ins - making future development so much easier (basement suite subject to local municipality approval and permits). The basement also has its own private access via a side entrance. Completing the property is a large backyard and concrete parking pad for two vehicles - saving significant costs if you'd like to build a garage in the future. This brand new home is currently under construction with possession estimated



for June this year. Purchase with confidence - full builder warranty + Alberta New Home Warranty is included with this brand new home. \*\*Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2199864
Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3175 Chinook Winds Drive
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T3B 5J6

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking
-------------------	--

	Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	97
Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.