

# \$640,000 - 3179 Chinook Winds Drive Sw, Airdrie

MLS® #A2222643

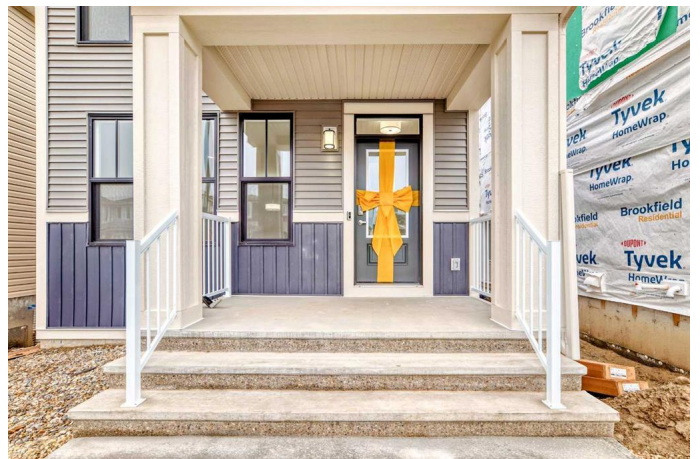
## \$640,000

3 Bedroom, 3.00 Bathroom, 1,651 sqft

Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

WELCOME TO THIS BEAUTIFUL HOME, 3 BEDROOMS with Bonus Room LOCATED IN THE DESIRABLE COMMUNITY OF Chinook Gate, Airdrie. The overall design and style of this home welcomes guests with a spectacular front porch. Upon entering this modern home, there is a bright foyer with closet that leads to the main living area that has huge windows with lots of natural light. A modern style kitchen has large island with seating, a corner pantry, including granite counter tops (throughout), upgraded stainless steel appliances, upgraded lighting fixtures throughout. Wander to the upper level you will find large master bedroom that comes with luxurious 3 pc en-suite. There are two additional nice-sized bedrooms on the upper level, each with their own large closet and with easy access to a well appointed 4 pc bathroom and good size bonus room. Another major convenience is the UPPER LAUNDRY room. The unfinished basement has separate side entrance, provides ample space for storage, has a 9ft. high ceilings and comes with 3 big size windows. Builder will finish the front landscaping with sod and Concrete parking pad will be done by builder as well. This spectacular home is situated in Chinook Gate, a family-friendly neighborhood close EVERYTHING! a variety of conveniences surround you with shopping and schools as well as easy access to Calgary, the airport, and just few minutes to the Playground where you can enjoy the walking paths, and so much



more. Take advantage of this incredible opportunity to own a brand-new home in Chinook Gate.

Built in 2024

**Essential Information**

MLS® #	A2222643
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,651
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3179 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J6

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Garden, Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	96
Zoning	R1-L
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

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.