

# \$597,250 - 3102 Chinook Winds Drive Sw, Airdrie

MLS® #A2243712

**\$597,250**

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

The beautiful and incredibly popular Belvedere model is a stunning 3-bedroom 2.5-bathroom home with a private side entrance leading to the undeveloped basement that awaits your imagination! Offering ~1,650 sqft of developed living space on the top two levels + a full basement, this is the perfect family home with room to grow both inside and out! This home is situated on a sunny lot with a south-facing backyard and is completed by a double concrete parking pad, saving significantly on garage building costs! The open concept main floor boasts 9 ft. ceilings with luxury vinyl plank flooring and large windows at the front and rear of the home which allows natural light into the property all day long. The kitchen is central to the main level - overlooking both the dining and living rooms. The kitchen is complete with timeless full-height cabinets as well as a suite of stainless-steel appliances including a chimney hood fan, cooktop, and a built-in wall oven oven & microwave. The kitchen island with flush eating bar is complete with quartz countertops and provides additional seating space beyond the dining area. The living room is complete with a central fireplace and seamlessly connects to the kitchen creating the perfect space for entertaining or for those with young children. A rear mudroom and 2-pc powder room complete the main level. A beautiful, curved staircase with upgraded iron-spindle railings leads to the upper level with the open-to-below design allowing more light to flow throughout the home. The large



primary bedroom has a walk-in closet and a 4-pc ensuite bathroom with dual sinks and a walk-in shower. There are 2 more bedrooms, a full 4-pc bathroom and generous sized laundry room completing the upper level. The lower level of the home offers countless possibilities for development with rough-ins for a 4-pc bathroom, washer and dryer and sink. Located in the heart of Chinook Gate, this brand-new home is fully move-in ready and offers countless possibilities for a homeowner or investor. Builder warranty + Alberta New Home Warranty provide peace of mind with purchasing this brand new home!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243712    |
| Price          | \$597,250   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,648       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3102 Chinook Winds Drive Sw |
| Subdivision | Chinook Gate                |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 5P6                     |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Gas Cooktop                                                |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                          |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame                                                               |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 18               |
| Zoning         | R1-U             |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.