

# \$635,000 - 3242 Chinook Winds Drive Sw, Airdrie

MLS® #A2146707

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,646 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

**\*\* DOUBLE DETACHED GARAGE**

**INCLUDED\*\*\*\*** Welcome to your dream home in the new community of Chinook Gate, built by award-winning builder McKee Homes!

Walking distance to Chinook Winds Park.

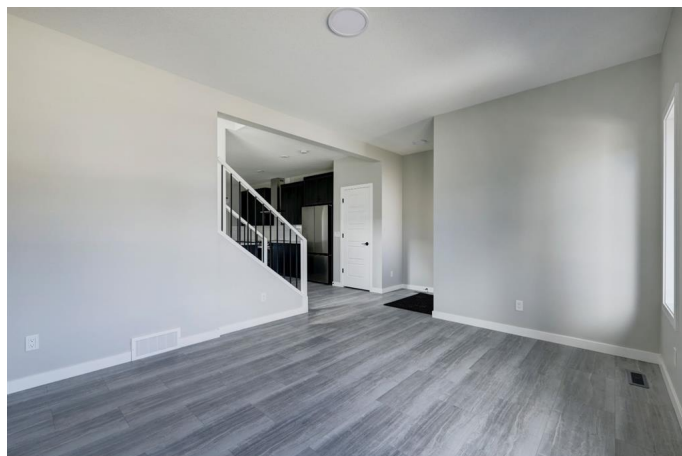
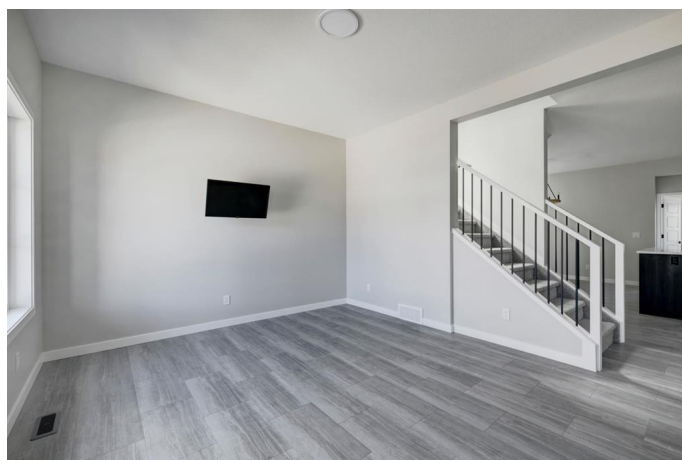
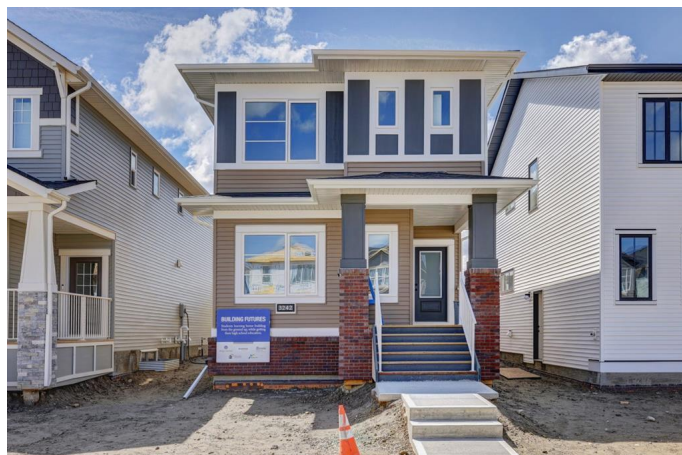
It's perfect for family living with three spacious bedrooms, an upper-floor bonus room, and a main-floor den/office. The kitchen boasts upgraded cabinetry with two banks of pot drawers, quartz countertops, stainless steel appliances, a chimney-style hood fan, and a large pantry. Enjoy luxury vinyl plank flooring throughout the main floor, large windows that flood the space with natural light, and exquisite designer detailing.

Upstairs, the owner's suite features a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, a laundry room, and a bonus room. Take advantage of this incredible opportunity to own a brand-new home in Chinook Gate.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2146707  |
| Price          | \$635,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,646     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3242 Chinook Winds Drive Sw |
| Subdivision | Chinook Gate                |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 3S5                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 2   |
| Parking        | Garage Door Opener, Insulated, Double Garage Detached |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Bathroom Rough-in |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Range, Range Hood               |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Exterior Entry, Unfinished  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 4th, 2024 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 303  |
| Zoning         | R1-L |
| HOA Fees       | 105  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Manor Real Estate Ltd. |
|----------------|------------------------|

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