

# \$649,999 - 3231 Chinook Winds Drive Sw, Airdrie

MLS® #A2203703

**\$649,999**

4 Bedroom, 4.00 Bathroom, 1,720 sqft  
Residential on 0.08 Acres

Chinook Gate, Airdrie, Alberta

Welcome to this fully upgraded brand new single-family home located in the up-and-coming neighborhood of Chinook Gate in Airdrie. This is a fantastic opportunity to own a Brand new home without the wait! Built in 2025, this never-occupied home includes the Alberta New Home Warranty from the builder. With approximately 2703 sq ft of living space, this property features an **ILLEGAL BASEMENT SUITE**, a concrete parking pad, 4 bedrooms, 3.5 bathrooms, 2 living areas and a lot more to explore. The main floor boasts two spacious living areas, a generously sized kitchen with a pantry, and a dining area. Step inside to find a bright and inviting first living area with a large window. Sleek stainless steel appliances give the kitchen a stylish edge, while the open layout seamlessly connects to the family room, which is filled with natural light from large windows—perfect for entertaining or cozy family gatherings. Upstairs, you’ll find the primary bedroom, a bonus room, a laundry room, two bathrooms, and two additional well-sized bedrooms. The primary bedroom stands out with its luxurious ensuite bathroom, walk-in closet, and private balcony. The bonus room offers flexible space for an office, playroom, or extra living area, and the laundry room is conveniently located on this level. 2 other good size bedrooms which share a common bathroom completes the upper floor. The **ILLEGAL BASEMENT SUITE** includes a side entrance, a spacious bedroom, a bathroom, a kitchen, and a large living area



with a huge window for natural light. The property also comes with a concrete garage pad ready for future garage development. Book your private showing today!

Built in 2025

### Essential Information

MLS® #	A2203703
Price	\$649,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
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	3231 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5S8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Range, Electric Stove, Refrigerator, Washer/Dryer

Heating	Central
Cooling	Full
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	14
Zoning	R1-L0
HOA Fees	105
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	First Place Realty
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