

# \$699,900 - 3231 Chinook Winds Drive Sw, Airdrie

MLS® #A2203703

**\$699,900**

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          | \$699,900   |
| 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, Private Entrance, Private Yard, Playground |
| 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 | 46               |
| Zoning         | R1-L0            |
| HOA Fees       | 105              |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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.