



**GRASSROOTS**  
REALTY GROUP

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**2938 Chinook Winds Drive SW**  
**Airdrie, Alberta**

**MLS # A2261573**



**\$575,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

**Inclusions:** Garden Shed, Tire Racks in Garage, Mounted Holders in Garage, TV Wall Mount (x2)

Welcome to Windsong in Airdrie! This beautifully designed 2-storey home offers 1567.70 SqFt. of stylish living with 3 bedrooms, 2.5 bathrooms, and a double attached garage. Freshly painted throughout (2025), the home feels bright, inviting, and move-in ready. From the moment you arrive, the charming covered front veranda and vaulted entry set the tone. Inside, you'll find 9-ft ceilings, 8-ft doors, diagonally-laid hardwood, oversized windows with Allusion blinds, and detailed ceiling accents with pot lighting. A granite-faced fireplace anchors the open-concept living space, adding warmth and sophistication. The kitchen is both functional and elegant, showcasing espresso maple cabinetry, granite countertops, stainless steel appliances including a new range (2025), a new kitchen sink and faucet (2025), a large island, corner pantry, and heightened cabinets for extra storage. The dining area opens seamlessly to your sunny south-facing backyard—fully landscaped, fenced, and perfect for BBQs (gas hook-up) and family gatherings. Upstairs, the spacious primary suite features a walk-in closet and a luxurious ensuite with a tile and glass shower, granite vanity, and dual sinks. Two additional bedrooms, a full bathroom, and a convenient laundry room with a new washer and dryer (2024) complete the upper level. Additional updates include a new hot water tank (2022), new garage door opener and springs (2025), baseboards freshly painted (2025), new smoke detectors (2025), furnace serviced (2024), and ducts cleaned (2025)—all adding peace of mind and lasting value. Situated directly across from Chinook Winds Regional Park, you'll love the unbeatable convenience of having a skate park, splash park, ball diamonds, walking paths, and schools just steps from your front door. From your veranda, enjoy front-row seating to

Airdrie’s spectacular Canada Day fireworks—a truly unique perk of this prime location. With shopping, dining, golf, and transit nearby, this home combines modern comfort, thoughtful upgrades, and an ideal setting. If you’re looking for a move-in ready home with timeless appeal and an exceptional lifestyle;this Windsong gem is the one!