



GRASSROOTS
REALTY GROUP

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3151 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2268029



\$720,000

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: None

Experience modern living at its finest in this brand-new single-family home, beautifully situated in one of Airdrie's newest and most vibrant communities. With over 2,500 square feet of intelligently planned space, every detail of this residence combines contemporary style with the comfort and practicality families appreciate. The bright, open main floor welcomes you with large windows that fill the home with natural light. The gourmet kitchen serves as the centerpiece & showcasing ceiling-height cabinetry with a striking two-tone finish, sleek stainless-steel appliances, and generous counter space for both cooking and entertaining. Seamlessly connected to the spacious family room, it's the perfect setting for lively gatherings or quiet evenings in. Upstairs you'll find a versatile bonus room that adapts easily as a home office, play area, or media lounge. Three comfortable bedrooms & including a spacious primary suite & provide plenty of room for family or guests. The primary retreat features a walk-in closet and a spa-inspired ensuite with dual sinks and a deep soaking tub. A conveniently located laundry room completes the upper level for everyday ease. The fully finished basement offers even more flexibility, featuring its own side entrance, two additional bedrooms, and a full bathroom & an excellent setup for extended family, guests, or potential rental income. Set on a full-sized lot with an attached double garage, the home offers ample space for vehicles and storage. Its location places you minutes from Chinook Winds Park, top schools, shopping, and everyday amenities. Plus, a full one-year builder warranty ensures confidence as you move into this thoughtfully designed home. Stylish, functional, and move-in ready & this property delivers the modern lifestyle today's families and investors are looking for.

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