



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**449 CHINOOK WINDS View SW**  
**Airdrie, Alberta**

**MLS # A2281234**



**\$699,900**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** n/a

Excellent investment opportunity in the sought-after community of Chinook Winds! This well-maintained half duplex (semi-detached) features an open-concept layout with a total of 4 bedrooms and 3.5 bathrooms. The upper level offers 3 bedrooms and 2.5 bathrooms, while the basement includes 1 bedroom, a spacious living area, kitchen, and full bathroom, providing strong rental and already generating revenue. The property also includes rear garage pads and is ideally located close to schools, public transit, parks, shopping, and all major amenities. A great option for investors, first-time buyers, or multi-generational living. Call your fav realtor today.