



**GRASSROOTS**  
REALTY GROUP

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

**3238 Chinook Winds Drive SW**  
**Airdrie, Alberta**

**MLS # A2286341**



**\$594,900**

|                  |                                                        |               |                  |
|------------------|--------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chinook Gate                                           |               |                  |
| <b>Type:</b>     | Residential/House                                      |               |                  |
| <b>Style:</b>    | 2 Storey                                               |               |                  |
| <b>Size:</b>     | 1,647 sq.ft.                                           | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                 |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Lawn, Low Maintenance Landscape |               |                  |

|                    |                                                                                                                                                                  |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                  | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                              |                   |      |

Better than new! This McKee-built 3-bedroom, 2.5-bath home eliminates the cost and hassle of post-build upgrades. Completed landscaping, fencing, deck on a sunny south facing backyard, window coverings, and a double detached garage. The garage features its own electrical panel and custom built storage. A bright and open main floor features vinyl plank flooring, a modern kitchen with quartz countertops, large island, pantry, and stainless steel appliances, plus a convenient main-floor den/office. Upstairs offers three spacious bedrooms and well-designed bathrooms. The unfinished basement provides excellent future development potential. Steps away from pickleball, beach volleyball and basketball courts, as well as the splash, skate and off leash parks of the 55-acre Chinook Winds recreation area. A quiet street and year-round recreation, makes this an exceptional home for families and outdoor enthusiasts.