

# \$639,000 - 3070 Chinook Winds Drive Sw, Airdrie

MLS® #A2185762

**\$639,000**

3 Bedroom, 3.00 Bathroom, 1,880 sqft  
Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

The 'Carlisle' by Brookfield Residential is one of the most popular models due to its incredible design and functionality. This brand new home is currently under construction with a possession this spring! Featuring 2 living areas, a home office space, 3 bedrooms, 2.5 bathrooms and a full basement with private side entrance, this home is perfect for a growing family, investors or those looking to downsize in comfort. The bright and open main level is an entertainer's dream with a kitchen complete with built-in appliances that overlooks both the living and dining areas. The expansive great room has a wall of windows and patio doors that overlook the backyard. The optimal SW exposure ensures that the backyard captures ample sunshine and keeps the home bright all day long. A large front flex space, perfect for a home office, and a 2 pc bathroom complete the main level of this home. The second level has a central bonus room, perfect for a TV area, and it separates the primary bedroom from the secondary rooms for additional privacy. The primary suite is complete with a full 4 pc ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The basement has its own private side entrance and all rough-ins or a future suite are in place (suite subject to permits and approval by the City). This brand new home offers an incredibly functional layout, a full basement with endless options and a full builder warranty in addition to



Alberta New Home Warranty, allowing you to purchase with peace of mind!

Built in 2025

### Essential Information

MLS® #	A2185762
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	3070 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5P6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Oven, Dryer, Electric Cooktop, Range Hood, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	93
Zoning	R1-U
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
----------------	---------

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.