



GRASSROOTS

REALTY GROUP

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**906 Chinook Winds Meadow SW
Airdrie, Alberta**

MLS # A2282159



\$679,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

SHOW HOME FOR SALE! Welcome to The Belvedere Show Home in the vibrant community of Chinook Gate - where thoughtful design, elevated finishes, and everyday functionality come together beautifully. Built by Brookfield Residential, this professionally designed show home offers a rare opportunity to own a home loaded with premium upgrades and designer details throughout. Step inside and you're immediately greeted by a bright, open-concept main floor that blends modern style with comfortable living. The chef-inspired kitchen is the heart of the home, featuring upgraded two-tone cabinetry, quartz countertops, a large central island, and designer touches throughout - perfect for entertaining. The spacious dining area flows seamlessly into the inviting living room, where oversized windows fill the space with natural light and create a warm, welcoming atmosphere. The main level is complete with a 2pc bathroom and large mudroom. A striking spiral staircase leads to the upper level, where you'll find a thoughtfully planned layout with generous bedrooms and a beautifully finished primary retreat designed for relaxation. The ensuite showcases upscale finishes and a spa-like feel and is complete with dual sinks, a walk-in shower and walk-in closet with ample storage. The upper level is complete with two more bedrooms, a full bathroom and a large laundry room for added convenience to everyday living. The professionally developed basement adds more flexibility and living space with an expansive recreation room, fourth bedroom and full bathroom. The perks of purchasing a show home are a rare find and include a professional and cohesive design throughout including wallpaper, custom window treatments, upgraded lighting, central air-conditioning, and much more. Step outside to your private landscaped backyard providing a

move-in ready home that you can enjoy right away! Completing this fully upgraded and fully developed home is a double detached garage to keep your vehicle and valuables safe all year long. Every corner of this show home reflects elevated craftsmanship - from designer lighting, to upgraded cabinets, tile and flooring, this stunning new home is truly move-in ready. Located in family-friendly Chinook Gate, which offers parks, pathways, playgrounds, and easy access to schools, shopping, and commuter routes - this is the perfect family home with space to grow. Whether you're looking for a stylish move-up home or simply want the benefits of show home quality without the wait. The Belvedere delivers exceptional value, comfort, and design. Builder warranty + Alberta New Home Warranty is included with the purchase of this brand new home!