



**521 chinook winds Gardens SW  
Airdrie, Alberta**

**MLS # A2309636**



**\$584,999**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,979 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** NONE

Welcome to this beautifully upgraded detached home in the desirable community of Chinook Winds, Airdrie SW. Offering approximately 1,978.82 sq. ft. of developed living space, this spacious residence features 4 bedrooms and 3.5 bathrooms, ideal for growing families or multi-generational living. The open-concept main floor is enhanced with modern finishes and thoughtful upgrades throughout, creating a bright and functional layout for everyday living and entertaining. The home includes a separate side entrance, providing excellent potential for future development (subject to municipal approvals). Upstairs and fully finished areas offer generously sized bedrooms, including a comfortable primary suite, along with well-appointed bathrooms. Conveniently located near parks and playgrounds, this home is within close proximity to schools, shopping, and major routes for easy commuting. A well-maintained and move-in-ready property in one of Airdrie's family-friendly neighborhoods.