



3222 CHINOOK WINDS Drive SW
Airdrie, Alberta

MLS # A2316881



\$639,999

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Paved, Private		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Stone, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to this meticulously cared-for residence located in a desirable Airdrie community, offering a perfect blend of comfort and convenience. This home sits on a traditional back-laned lot and boasts a well-manicured yard that shows true pride of ownership. The property features a convenient concrete parking pad accessible from the rear lane. Inside, the main floor is designed for modern living. You'll find a bright, dedicated office space—ideal for remote work or a quiet den—alongside the spacious living and dining areas and a 2-piece washroom. The home offers a total of 3 spacious bedrooms upstairs and 2.5 bathrooms, providing ample space for the whole family. The attention to detail continues into the fully utilized basement. While not a legal suite, the basement offers exceptional functionality, featuring an additional bedroom and a highly desirable separate laundry facility. Location is everything! Commuters will appreciate the immediate and easy access to major highways, streamlining your travel into Calgary or surrounding areas. There are tenants residing in the property, minimum one month notice will be required for the vacancy. This home is truly turn-key and ready for its new owners. Don't miss the opportunity to own this highly maintained property!