



GRASSROOTS
REALTY GROUP

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3223 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2321961



\$574,900

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-L0
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this impeccably maintained residence in one of Airdrie's most sought-after communities, offering 1,773 sq. ft. of thoughtfully designed living space that perfectly balances comfort, functionality, and convenience. Situated on a beautifully proportioned rectangular lot, this exceptional property showcases true pride of ownership, featuring a well-maintained backyard and a concrete parking pad with rear-lane access. The inviting main floor is designed for both everyday living and entertaining, offering a bright and versatile office/flex room, spacious living and dining areas, and a convenient two-piece powder room. Large windows fill the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, you will find three generously sized bedrooms and two full bathrooms, providing ample space for a growing family. A spacious bonus room adds valuable flexibility, serving as an ideal family lounge, media room, entertainment space, children's play area, or home office. The fully undeveloped basement presents a remarkable opportunity to create a space tailored to your unique lifestyle and future needs. Whether you envision additional living quarters, a recreation room, home gym, the possibilities are endless. Adding to its appeal, the home already features a separate basement entrance, offering enhanced functionality, development potential, and long-term value. Alternatively, the basement can be customized to comfortably accommodate extended family members or visiting guests. Ideally located with convenient access to major transportation routes, this home offers an easy commute to Calgary and surrounding areas while remaining close to schools, parks, shopping centres, and everyday amenities. Exceptionally cared for and truly move-in ready, this is a rare opportunity to own a quality home in a desirable

Airdrie neighbourhood where comfort, convenience, and future potential come together seamlessly. Pickup the phone and book your private showing !!