

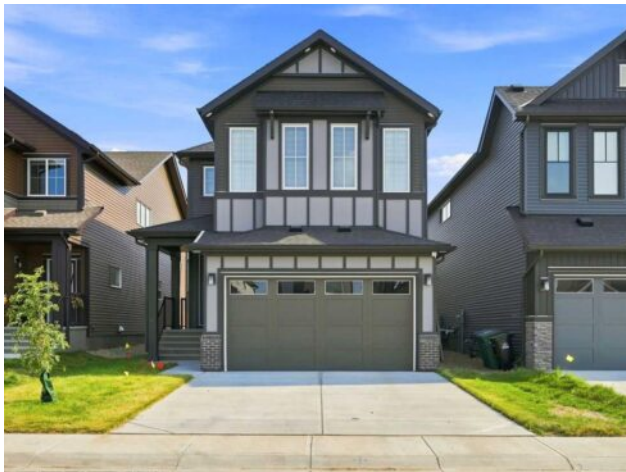


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

945 Chinook Winds SW
Airdrie, Alberta

MLS # A2332398



\$869,990

Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	N/A		

FULLY FINISHED BASEMENT | 6BED/4BATH | MAIN FLOOR BED/BATH | SPICE KITCHEN Step into luxury with this exceptional 3,100+ sq. ft. of living space home, thoughtfully designed to blend timeless elegance with modern functionality. From the moment you arrive, the impressive curb appeal, double attached garage, and beautifully maintained rectangular interior lot create a lasting first impression. Inside, you'll be welcomed by high ceilings, an abundance of natural light, and OVER \$50,000 of cosmetic upgrades. The heart of the home is the stunning gourmet kitchen, showcasing quartz countertops, a waterfall kitchen island and top of the line in-built kitchen appliances, seamlessly flowing into the bright dining area and inviting living room, where a stylish electric fireplace adds warmth and sophistication. A versatile main-floor bedroom and full bathroom provide the perfect space for guests or extended family and the main floor is complete with a SPICE kitchen. Upstairs, you'll discover an impressive family room, generously sized secondary bedrooms, convenient upper level laundry, and a luxurious primary retreat complete with a walk-in closet and a spa inspired 5 piece ensuite, creating the perfect private sanctuary. The fully finished basement with a separate entrance significantly expands the living space, offering additional 2 bedrooms, a full bathroom, and a spacious recreation room ideal for multi generational living and entertaining. Perfectly situated in one of Airdrie's most desirable family oriented communities, this home is surrounded by an incredible selection of amenities including beautiful parks, playgrounds, tennis courts, excellent schools, shopping centres, walking paths, sidewalks, and well lit streets, making everyday living both convenient and enjoyable. Combining premium finishes, exceptional craftsmanship, generous living space,

and an unbeatable location, this move in ready residence offers the complete package for growing families and professionals. This is more than just a home it's a lifestyle opportunity where comfort, elegance, and convenience come together in perfect harmony.