



GRASSROOTS
REALTY GROUP

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34 Chinook Winds Court SW
Airdrie, Alberta

MLS # A2341242

\$599,800



Division:	Chinook Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, 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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Introducing 34 Chinook Winds Court SW - the Carlisle 2 by Brookfield Residential, a beautifully designed, brand-new home located in the vibrant community of Chinook Gate in Airdrie. Offering over 1,800 sq. ft. of thoughtfully designed living space above grade, this 3-bedroom, 2.5-bathroom home combines modern finishes, flexible living spaces, and future development potential, all while being move-in ready for immediate possession. The main level welcomes you with a versatile flex room complete with pocket doors, creating the perfect space for a home office, playroom, or additional sitting area. Beyond, the bright open-concept layout seamlessly connects the kitchen, dining area, and great room. The stunning kitchen is designed for both everyday living and entertaining, featuring a large central island, premium appliances including a gas range and built-in microwave, chimney hood fan, pantry, and ample cabinetry and prep space. At the rear of the home, expansive floor-to-ceiling windows and sliding doors flood the living spaces with natural light while creating an effortless connection to the backyard. A convenient 2-piece powder room completes the main level. On the upper level, a spacious bonus room provides valuable additional living space for the family. The large primary retreat features a walk-in closet and a well-appointed 4-piece ensuite complete with dual vanities and a tiled walk-in shower. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement is ready for your future vision, featuring rough-ins for future development and a separate side entrance. Whether you envision additional family living space, a recreation room, home gym, or future development, the lower level offers plenty of flexibility (subject to approvals). Outside, the home offers great curb

appeal with south-facing front exposure. Front and rear yard space, along with a parking pad at the back of the home, complete the exterior. Located in Chinook Gate, residents enjoy easy access to parks, playgrounds, pathways, schools, shopping, and everyday amenities, along with convenient commuter connections throughout Airdrie and into Calgary. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this move-in ready home offers modern comfort, future flexibility, and peace of mind for years to come.