



## 163 Chinook Winds Manor Airdrie Alberta

\$825,000

This stunning, brand-new Purcell 26 home, built by Brookfield Residential, is situated on a large and sunny corner lot overlooking a park with south backyard exposure! Offering 2 living areas, 3 bedrooms, 2.5 bathrooms, and 2,400 square feet of developed living space over two levels, this home is perfect for a family. The main level is beautifully finished with elegant two-tone cabinetry in the kitchen and warm vinyl flooring throughout—a perfect choice for families with children and pets! The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for entertaining. A large walkthrough pantry leads directly to the mudroom off the double attached garage, adding everyday convenience. The expansive great room features a wall of south-facing windows that flood the space with natural light and offer a beautiful view of the backyard. A central gas fireplace with a tile surround serves as a cozy focal point. Additionally, the main level includes a flexible central den, perfect for a home office or play area, and a 2-piece bathroom for guests. Open spindle railing leads to the upper level, which offers ample space for a growing family. A central bonus room separates the primary suite from the secondary bedrooms, enhancing privacy. The spacious primary suite features a wall of windows at the front of the home and includes a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a private water closet. Adding to its appeal, the primary bedroom boasts dual walk-in closets, providing generous storage. The upper level is complete with two additional bedrooms, a full bathroom, and a conveniently located laundry room. The unfinished basement is a blank canvas, ready for the new owner's vision. With 9-foot foundation walls and rough-ins for a bathroom, laundry, and sink, future development will be effortless a...

Great room 14.00 Ft x 13.17 Ft  
Dining room 10.50 Ft x 11.17 Ft  
Other 10.00 Ft x 7.58 Ft  
2pc Bathroom Measurements not available  
Bonus Room 12.58 Ft x 14.00 Ft  
Primary Bedroom 13.50 Ft x 14.92 Ft

5pc Bathroom Measurements not available  
Bedroom 12.33 Ft x 13.08 Ft  
Bedroom 12.33 Ft x 11.58 Ft  
4pc Bathroom Measurements not available  
Laundry room Measurements not available

Listing Presented By:



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