



## 3167 Chinook winds Drive Airdrie Alberta

\$679,000

Welcome to this pristine, farmhouse-style single-family home, never lived in and nestled in Airdrie's newest community. Boasting over 2,600 square feet of thoughtfully designed living space, this home is a perfect blend of contemporary aesthetics and family-friendly functionality, making it an ideal choice for families, first-time buyers, and investors. Step inside to experience the airy, open-concept floor plan filled with natural light from expansive windows. The main floor is both welcoming and versatile, featuring a spacious guest bedroom or multi-generational suite, along with a convenient full bathroom complete with a walk-in shower. At the heart of the home lies the stunning kitchen, designed with two-tone cabinetry that extends to the ceiling for added storage. Modern stainless steel appliances complement this sleek space, while the open layout effortlessly flows into the family room, making it ideal for entertaining or cozy nights in. Upstairs, a flexible bonus room awaits, perfect as an office, playroom, or additional family area. Three well-sized bedrooms offer comfort and convenience for the whole family, and the nearby laundry room simplifies daily chores. The master suite is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite with double sinks and a walk-in shower. The fully developed basement enhances the home's versatility, with a private side entrance leading to two additional bedrooms, a full bathroom, and oversized windows (60x40) that let in abundant natural light. This layout is perfect for rental potential or additional family quarters. Situated on a conventional lot, this home also includes a concrete garage pad, setting the stage for future garage development. The location is unbeatable, with Chinook Winds Park, schools, and all amenities just a short distance away. Additionally, a one-year builder warranty offers pea...

4pc Bathroom 8.58 Ft x 6.08 Ft

4pc Bathroom 8.50 Ft x 8.42 Ft

Bedroom 10.08 Ft x 11.75 Ft

Bedroom 9.33 Ft x 11.75 Ft

Loft 10.08 Ft x 9.50 Ft

Primary Bedroom 12.25 Ft x 15.75 Ft

Bedroom 8.67 Ft x 10.50 Ft

Recreational, Games room 12.08 Ft x 25.42 Ft

Furnace 17.75 Ft x 10.42 Ft

3pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 11.00 Ft x 12.17 Ft

Dining room 10.42 Ft x 10.50 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Laundry room	6.42 Ft x 8.42 Ft	Foyer	8.00 Ft x 6.58 Ft
4pc Bathroom	5.00 Ft x 8.33 Ft	Kitchen	8.58 Ft x 17.75 Ft
Bedroom	8.58 Ft x 14.08 Ft	Living room	12.83 Ft x 11.83 Ft