



## 3207 Chinook Winds Drive Airdrie Alberta

\$597,500

This stunning, brand-new Bristol model by Brookfield Residential is one of their most sought-after designs, featuring an exceptional layout! With 4 bedrooms, 3.5 bathrooms, two spacious living areas, and a full basement with a private side entrance, this home offers boundless possibilities. The home boasts over 2,500 square feet of developed living space with a fully finished basement with. The open-concept design is enhanced by 9-foot ceilings, creating a bright, airy atmosphere throughout. The large kitchen provides ample counter space, a central island perfect for entertaining, and a spacious corner pantry for all your storage needs. It's outfitted with premium stainless-steel appliances, including a gas range chimney hood fan, and built-in microwave. The kitchen overlooks the dining area, and patio doors open to the expansive backyard. Upstairs, you'll find a centrally located bonus room—ideal for a cozy TV area—separating the primary suite from the two additional bedrooms. The primary suite includes a large walk-in closet and a 3-piece ensuite with a walk-in shower. Two additional bedrooms, a full bathroom, a laundry room with a large linen area to complete the upper level. The basement offers significant space with 4th bedroom, full bathroom, recreation area, and storage area. The large backyard is a perfect space for outdoor gatherings, entertaining, or simply enjoying the sunshine. The property also features a double concrete parking pad with potential for a detached garage in the future. With the builder's warranty and the Alberta New Home Warranty, you can move in with complete peace of mind. (id:6769)

Bedroom 15.67 Ft x 9.67 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft  
 Recreational, Games room 20.00 Ft x 13.75 Ft  
 Kitchen 13.83 Ft x 8.58 Ft  
 Dining room 16.00 Ft x 9.83 Ft  
 Living room 13.00 Ft x 13.00 Ft  
 2pc Bathroom 8.00 Ft x 3.00 Ft

Bonus Room 13.00 Ft x 11.25 Ft  
 Primary Bedroom 15.00 Ft x 13.00 Ft  
 Bedroom 10.33 Ft x 9.33 Ft  
 Bedroom 10.42 Ft x 9.33 Ft  
 3pc Bathroom 8.42 Ft x 5.58 Ft  
 4pc Bathroom 8.42 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
 Charles

<http://www.kevinfrench.ca/>



**Real Estate Professionals Inc.**

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

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