



# 3163 Chinook Winds Drive Airdrie Alberta

\$684,900

Welcome to this brand-new, never-lived-in single-family home located in Airdrie's newest community. Offering over 2,600 square feet of living space, this home combines contemporary design and functional living for families, first-time home buyers, or investors seeking a flexible layout. Step inside and you'll immediately appreciate the open-concept floor plan, with large windows flooding the home with natural light. The main floor is both spacious and inviting, featuring a bedroom that's perfect for guests or multigenerational living, along with a full bathroom equipped with a walk-in shower for added convenience. The heart of this home is the beautifully designed kitchen, showcasing modern two-tone cabinetry upgraded to the ceiling for extra storage. Stainless steel appliances complete the sleek and stylish look, while the open layout connects seamlessly to the family room, which is filled with natural light thanks to the large windows--ideal for entertaining or cozy family nights. Upstairs, you'll find a bonus room that offers versatile space, perfect for an office, playroom, or additional living area. Three good-sized bedrooms provide comfort for the whole family. The laundry room is also conveniently located on this level for easy access. The master bedroom is a true highlight, featuring a large walk-in closet and a luxurious ensuite with double sinks and a walk-in shower, creating a private retreat. The fully developed basement adds even more living space, with a private side entrance leading to two additional bedrooms, a full bathroom, and three oversized windows (60x40) that let in plenty of natural light. This setup offers excellent rental potential or additional family living quarters. Situated on a conventional lot, the property comes with a concrete garage pad, providing the foundation for future garage development. The location is ideal, with Chinook Wi...

4pc Bathroom 8.58 Ft x 5.92 Ft  
 4pc Bathroom 8.58 Ft x 8.42 Ft  
 Bedroom 9.42 Ft x 11.92 Ft  
 Bedroom 10.00 Ft x 11.92 Ft  
 Family room 10.08 Ft x 9.58 Ft  
 Primary Bedroom 12.25 Ft x 15.67 Ft

Bedroom 8.58 Ft x 10.50 Ft  
 Recreational, Games room 12.17 Ft x 25.50 Ft  
 Furnace 17.83 Ft x 10.50 Ft  
 3pc Bathroom 7.75 Ft x 5.00 Ft  
 Bedroom 11.00 Ft x 12.25 Ft  
 Dining room 10.33 Ft x 10.42 Ft

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Listing Presented By:



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 Century 21 Bravo Realty

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Other 6.50 Ft x 8.58 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 8.67 Ft x 14.08 Ft

Foyer 8.08 Ft x 6.58 Ft

Kitchen 8.58 Ft x 17.83 Ft

Living room 12.83 Ft x 11.83 Ft