

\$599,900 - 3254 Chinook Winds Drive Sw, Airdrie

MLS® #A2203858

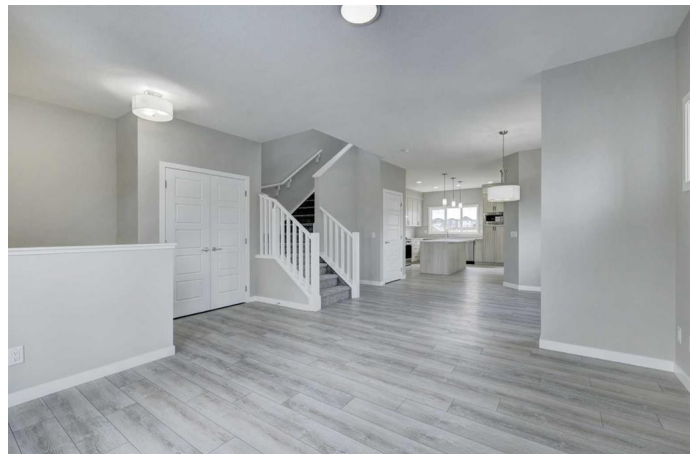
\$599,900

3 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.10 Acres

Chinook Gate, Airdrie, Alberta

Welcome to your dream home! Introducing the Dawson, a brand-new masterpiece crafted by Excel Homes, boasting an expansive 1595 sq ft of living space, all above grade. This residence has never been lived in and is meticulously designed to cater to contemporary tastes while being loaded with upgrades. Step inside this remarkable home and immerse yourself in a world of elegance and style. SEPARATE SIDE ENTRY to basement landing. The interior is bathed in natural light, accentuated by an array of large windows that seamlessly blend indoor comfort with the beauty of outdoor light. The neutral designer tones and luxury vinyl plank flooring throughout the main floor set a modern and welcoming backdrop for your family life. You'll find an expansive great room that effortlessly flows into the dining area, making it an ideal setup for family meals and entertaining guests. The exceptional island kitchen stands out with its ceiling-height cabinets, stainless steel appliances including a gas stove, built-in microwave, and chimney fan. Stone countertops adorn the ample counter space and prep island, complemented by a large walk-in pantry for all your storage needs. The ambiance is further enhanced by stylish pendant and pot lighting. Ascend to the upper level where comfort meets luxury in the three generously sized bedrooms. The primary bedroom is a retreat of its own, featuring a spa-like ensuite with a long stone vanity top and an oversized shower, alongside a



generous walk-in closet. Bedrooms two and three offer substantial space and easy access to the main family bathroom, which also boasts stone countertops. Additionally, the conveniently located laundry room on this floor provides ample storage for linens and supplies (washer / dryer included). This home is a Certified Built Green Home, ensuring sustainability and efficiency. The south-facing backyard promises sun-filled days, and the property includes a 20 x 20 concrete parking pad. Experience luxury that is both gorgeous inside and out, and with immediate possession available, this home is ready to welcome you. Donâ€™t miss the opportunity to take a virtual tour and see why this home would truly be a pride to own.

Built in 2024

Essential Information

MLS® #	A2203858
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3254 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 5S8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	28
Zoning	R1-L

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.