

**3238 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2281186**



# \$620,000

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,647 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully appointed, McKee-built 3 bedroom, 2.5 bathroom home with a double detached garage, fully completed fencing and landscaping, ideally located on a quiet street in a sought-after neighborhood close to all amenities—truly better than new with no extra work or expense required. Just move right in! The main floor features an open and inviting layout accented by gorgeous vinyl plank flooring and stylish finishes throughout. The modern kitchen is the heart of the home, showcasing quartz countertops, a large kitchen island, a pantry, and beautiful stainless steel appliances, including a sleek built-in microwave. A dedicated den/office on the main floor adds flexibility and is perfect for working from home or creating a quiet study space. Upstairs, you’ll find three generously sized bedrooms and well-appointed bathrooms designed for both comfort and functionality. The unfinished basement offers a blank canvas for future development to suit your lifestyle needs. Outside, the professionally finished yard enhances both curb appeal and outdoor living, while the double detached garage provides excellent parking and storage.