# \$614,900 - 3090 Chinook Winds Drive Sw, Airdrie

MLS® #A2216364

## \$614,900

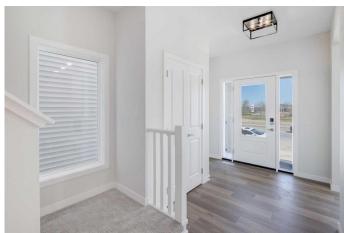
3 Bedroom, 3.00 Bathroom, 1,757 sqft Residential on 0.06 Acres

Chinook Gate, Airdrie, Alberta

Location, location! Imagine waking up each day to stunning views of Chinook Winds Regional Park, right across the street from your brand new, never-lived-in home. Welcome to The Windsor, a thoughtfully designed masterpiece by Excel Homes that combines family functionality with modern styleâ€"backed by all the cost-saving features of a Certified Built Green home. This detached home offers over 1750 sf of well designed living space. Step through the spacious front foyer and feel instantly at home. A front flex space welcomes you with endless possibilitiesâ€"home office, cozy reading nook, or even a creative play area. Flow effortlessly into the main living area where the electric fireplace creates a warm, inviting ambiance in the family room. The open-concept design leads into the generous dining area, perfect for gathering family and friends.

The heart of the home is the impressive kitchenâ€"designed to inspire! With stainless steel appliances, including a chimney-style hood fan and built-in microwave, plus a sprawling stone island and ample cabinetry, meal prep and entertaining are both a joy. A large pantry completes the space with practical storage solutions. Upstairs, you'II love the central bonus room that provides extra space to unwind or let the kids spread out. The private primary suite is a true retreat, a walk-in closet, and a spa-like ensuite that promotes relaxation, complete with dual sinks. Two additional bedrooms are equally spacious and







share a well-appointed family bath. The upper floor laundry room offers convenience, complete with plenty of shelving and room to keep things organized. Additional highlights include SEPERATE SIDE ENTRY, 9' ceilings, luxury vinyl plank flooring, stone countertops throughout, and a gas line for summer BBQs and a rear CONCRETE PARKING PAD 20x 20. And with over 2 km of paved pathways, playgrounds, volleyball courts, a skate and spray park, and even a winter skating rink just steps awayâ€"you're not just buying a house, you're embracing a lifestyle. Quick possession is availableâ€"this is the opportunity you've been waiting for. Welcome home.

#### Built in 2025

#### **Essential Information**

MLS® # A2216364 Price \$614,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,757
Acres 0.06
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

### **Community Information**

Address 3090 Chinook Winds Drive Sw

Subdivision Chinook Gate

City Airdrie
County Airdrie
Province Alberta

Postal Code T4B 5P6

### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other, Playground

Lot Description Back Lane, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 1

Zoning R1-L0 HOA Fees 106

HOA Fees Freq. ANN

## **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.