

\$675,000 - 3222 Chinook Winds Drive Sw, Airdrie

MLS® #A2270532

\$675,000

4 Bedroom, 4.00 Bathroom, 1,812 sqft

Residential on 0.07 Acres

Chinook Gate, Airdrie, Alberta

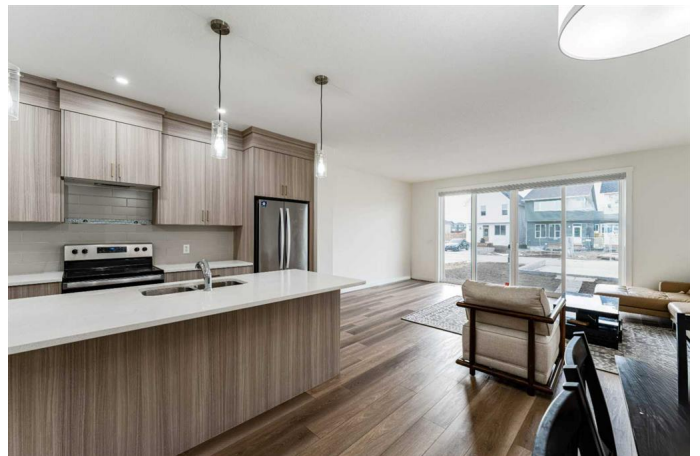
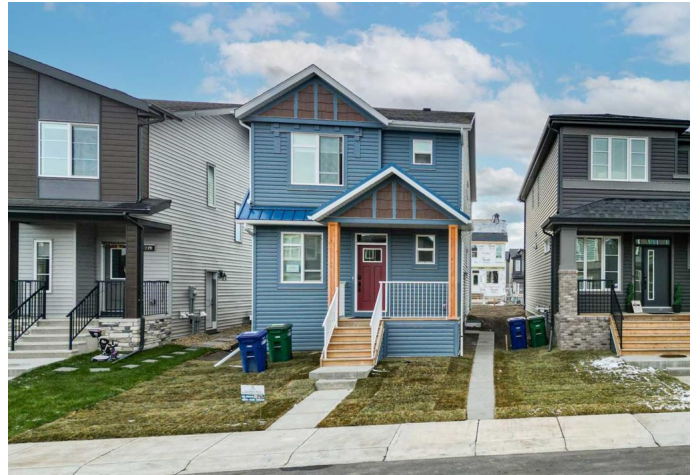
Welcome to this meticulously cared-for residence located in a desirable Airdrie community, offering a perfect blend of comfort and convenience. This home sits on a traditional back-laned lot and boasts a well-manicured yard that shows true pride of ownership. The property features a convenient concrete parking pad accessible from the rear lane. Inside, the main floor is designed for modern living. You'll find a bright, dedicated office space—ideal for remote work or a quiet den—alongside the spacious living and dining areas and a 2-piece washroom. The home offers a total of 3 spacious bedrooms upstairs and 2.5 bathrooms, providing ample space for the whole family. The attention to detail continues into the fully utilized basement. While not a legal suite, the basement offers exceptional functionality, featuring an additional bedroom and a highly desirable separate laundry facility. Location is everything! Commuters will appreciate the immediate and easy access to major highways, streamlining your travel into Calgary or surrounding areas. This home is truly turn-key and ready for its new owners. Don't miss the opportunity to own this highly maintained property!

Built in 2024

Essential Information

MLS® #

A2270532



Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,812
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3222 Chinook Winds Drive Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0R7

Amenities

Amenities	None
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private,

	See Remarks, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	R1-L
HOA Fees	1
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.