



46 Chinook Winds Court SW, Airdrie, Alberta - \$639,900



Main Photo

Property Description

Take possession of this brand-new home before the end of the year! The Oxford built by Brookfield Residential offers an incredible opportunity in the desirable new community of Chinook Gate! This home is situated on a bright and sunny lot with a south facing front yard - allowing natural light to pour through the main level all day long. Featuring 3 bedrooms, 2.5 bathrooms and two living spaces + a home office / flex space and an undeveloped basement with a private side entrance, this property is perfect for investors, multi-generational living or those that want a large family home with space to grow! This home boasts nearly 2,000 square ft. of living space over the top two levels + an undeveloped basement with side-entrance and rough-ins in place - making future development that much easier. The open concept main floor has 9 ft. ceilings, extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, built-in microwave and gas range. The main floor features a large great room with plenty of natural light and a main floor flex space with double doors for added privacy - making it perfect for a work-from-home space! Luxurious and resilient LVP and tile flooring flow throughout the main



level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite that spans nearly 13'x13' and is complete with a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped but includes 9' foundation walls and rough-ins for future development. Completing the home is a rear double gravel parking pad with ample space to accommodate a garage if desired in the future. This home is brand new and comes with builder warranty + Alberta New Home Warranty! *Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

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