

\$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, 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 style—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 possibilities—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 kitchen—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™ll 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 20x20. 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€”youâ€™re not just buying a house, youâ€™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	9
Zoning	R1-L0
HOA Fees	106
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.