

**163 Chinook Winds Manor SW**  
**Airdrie, Alberta**

**MLS # A2214852**



**\$799,200**

<b>Division:</b>	Chinook Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,400 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

This stunning, brand-new Purcell 26 home, built by Brookfield Residential, is situated on a large and sunny corner lot overlooking a park with south backyard exposure! Offering 2 living areas, 3 bedrooms, 2.5 bathrooms, and 2,400 square feet of developed living space over two levels, this home is perfect for a family. The main level is beautifully finished with elegant two-tone cabinetry in the kitchen and warm vinyl flooring throughout—a perfect choice for families with children and pets! The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for entertaining. A large walkthrough pantry leads directly to the mudroom off the double attached garage, adding everyday convenience. The expansive great room features a wall of south-facing windows that flood the space with natural light and offer a beautiful view of the backyard. A central gas fireplace with a tile surround serves as a cozy focal point. Additionally, the main level includes a flexible central den, perfect for a home office or play area, and a 2-piece bathroom for guests. Open spindle railing leads to the upper level, which offers ample space for a growing family. A central bonus room separates the primary suite from the secondary bedrooms, enhancing privacy. The spacious primary suite features a wall of windows at the front of the home and includes a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a private water closet. Adding to its appeal, the primary bedroom boasts dual walk-in closets, providing generous storage. The upper level is complete with two additional bedrooms, a full bathroom, and a conveniently located laundry room. The unfinished basement is a blank canvas, ready for the new owner's vision. With 9-foot foundation walls and rough-ins for a bathroom, laundry, and sink, future development will be effortless and there is a side

entrance in place for direct access to the basement from outside. This brand near home is nearly move-in-ready with completion this summer! Located on an exceptional lot within the new community of Chinook Gate, this home comes with Alberta New Home Warranty as well as the builder's warranty, giving you peace of mind with your purchase. \*\*Photos are from a show home and may not represent the exact property for sale.