

12102, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2150934



\$324,900

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: NA

RARE FIND at an INCREDIBLE PRICE!! 2 BEDROOM – 2 BATHROOM – 2 PARKING STALLS – CORNER END UNIT – FACING GREEN SPACE!! Welcome to this Spacious Bungalow Townhouse, boasting 940 SF, situated in the most ideal location in the complex, with 2 parking stalls (1 titled) right out front & extra visitor parking beside the unit. The unit is very bright & open with laminate flooring throughout the living room, dining & kitchen, with carpet in the bedrooms & tile in the bathrooms. Featuring a spacious living room with extra window, nicely equipped kitchen with Granite counter tops, large pantry, plenty of counter space & large center island with sit-up seating for casual dining. The adjacent dining area will accommodate family dinners or game night, plus there’s extra storage in a separate room off the kitchen. The large primary bedroom boasts a private 3 pce ensuite with Granite counter & separate shower, plus a walk-in closet. The 2nd bedroom has access to a 4 pce bathroom, and it also boasts Granite counters. Stacked washer & dryer are tucked away between the bedrooms. In-floor heat keeps you warm, and low condo fees of \$429.95 (does not include power, gas) keeps you happy with low monthly expenses. Located close to schools, parks, playgrounds, shopping, medical, restaurants, pubs, Chinook Winds Regional Park with ball diamonds, walking/bike pathways, green space & splash park, plus easy access to city transit, 8th Street & the new 40th Ave, putting you on the QE11 within minutes & to Cross Iron Mills Mall or Calgary within a short drive! With the increase in real estate, this is a great starter home or investment opportunity. Don’t hesitate on this one as it won’t last long!