

13202, 2781 Chinook Winds Drive SW  
Airdrie, Alberta

MLS # A2153169



## \$310,000

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** NA

Welcome to this extremely well maintained 2-bedroom upper floor unit with 2 parking stalls (1 titled), offering 895 SF of living space, in the sought-after Chinook Crossing. Upon entry, you are greeted by laminate, carpet, and tile flooring, showcasing the pride of ownership. The bright and sunny living room seamlessly flows into the dining area, providing access to a private balcony, perfect for enjoying your morning coffee or evening relaxation. The kitchen boasts granite countertops, black appliances, pantry, and a spacious island with undermount sink and seating for casual dining. The primary bedroom is generously sized, as is the 2nd bedroom, with a spacious 4 pce bathroom and laundry area. Monthly condo fees of \$439.80 cover essential utilities such as water, sewer, and exterior maintenance (excluding power and gas), ensuring hassle-free living. The location is superb, with proximity to schools, parks, playgrounds, shopping, medical facilities, restaurants, pubs, and the expansive Chinook Winds Regional Park—offering everything from ball diamonds to walking and biking pathways, green space, and a splash park. Easy access to city transit, 8th Street, and the new 40th Ave means you can reach the QEII Highway within minutes, facilitating quick trips to Cross Iron Mills Mall or downtown Calgary. This meticulously maintained home is vacant & available for immediate possession. Don't miss out—schedule your viewing