

6201, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2166029



\$333,900

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	902 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: In Floor, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt

Condo Fee: \$ 456

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: R4

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Blinds as is

Welcome to your dream home! This immaculate 2 bedroom, 2 bathroom townhouse offers a perfect blend of comfort and convenience, nestled against the beautiful backdrop of Chinook Winds Park. Enjoy serene views and easy access to nature just steps away. Step inside to discover a thoughtfully designed interior featuring upgrades including Elegant Granite Countertops throughout custom built ins and more. The spacious kitchen boasts sleek black appliances, including a newer stove with self-cleaning oven, and a Granite-topped island with space for chairs—making it a perfect spot for casual dining or entertaining. A Walk-In Pantry provides ample space for extra storage and all your kitchen essentials. The cozy dining nook features Custom-Built Bench Seating with additional storage, adding both style and functionality. Step out onto the South-Facing Balcony, where you can enjoy the Park Views—perfect for morning coffees, evening cocktails, or barbecuing with friends. The Spacious Living Room features a striking Pitched Ceiling, enhancing the sense of space and light. With an abundance of windows, this End Unit floods with natural light, creating a warm and inviting atmosphere. The layout offers plenty of options for furniture placement, allowing you to create the perfect arrangement for your lifestyle. The large primary bedroom boasts park views and includes a spacious walk-in closet with Custom-Built In Shelving and Cabinet for Storage, as well as a luxurious 3-piece Ensuite with Shower, providing a private retreat for relaxation. The second bedroom features a Built-in Desk in the Closet, ideal for working from home, studying, or clothing storage. A convenient Laundry Closet is located in the hallway for easy access. This home also features in-floor heating, ensuring comfort during the colder months. With One Assigned Parking Stall located Close to

the unit entry and easy access Visitor Parking for guests close by, convenience is at your fingertips. Location is key, and this townhouse doesn't disappoint! It's ideally situated close to Pathways, Park, Pond, Schools, Shopping, and Amenities, making daily life a breeze. Pride of ownership is abundant. Don't miss out on this opportunity to own a beautiful home in a fantastic location! This is the Airdrie home that you have been waiting for! Pets allowed with board approval.