

3203, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2174393



\$309,000

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	948 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 491
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Track Lighting		

Inclusions: N/A

This beautifully maintained 2-bedroom, 2-bathroom main floor corner unit is a must-see! Ideal for first-time home buyers, small families, or as a revenue property, it comes with two parking stalls (one titled and one assigned), so parking is never an issue. The large front porch offers a charming seating area to enjoy warm summer days or grow some plants. The open floor plan is perfect for family time or entertaining, featuring a kitchen with granite counters, a large island, and a corner pantry. There is room for a large kitchen/dining table and the living room is a very good size as well! Because this is an end unit, it is flooded with natural light thanks to the abundance of windows. The spacious primary suite includes a 3-piece ensuite with granite countertops, a separate shower, and a walk-in closet. The second bedroom is also generously sized, and another full bathroom with granite countertops completes the space. A stacked washer and dryer are conveniently tucked away between the bedrooms. Located close to schools, parks, playgrounds, shopping, and within walking distance to Chinook Winds Regional Park, which offers ball diamonds, walking and biking pathways, green space, a skate park, and a splash park. The new 40th Ave overpass provides easy access to the highway into Calgary or the east side of Airdrie. With quick possession available, you can move into your new home as soon as you want. Don't miss out—schedule your viewing today!