

13202, 2781 Chinook Winds Drive SW  
Airdrie, Alberta

MLS # A2193656



**\$299,900**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<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>	\$ 469
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Have you ever dreamed of escaping the drudgery of motherhood? Even just for an afternoon? Be honest, sometimes when the kids are crying, and the groceries are low and you haven't showered in days, you dream of running away. And what does that place you run to look like? Well, it's super quiet for one thing. With no one above you, it's the perfect napping environment. It has big windows, so lots of sunshine can stream in, and it's cute. It's not decorated for practical purposes, it's designed for creativity and peace. There's a balcony with twinkling string lights strung up for reflective summer nights cozied up with a great book. The kitchen has sage green cabinets, which adds to the tranquil energy of the space. The primary bedroom is adequately sized for a queen bed with fluffy bedding and multitudes of throw pillows. The second bedroom can be the library or the office. Filled with book laden shelves and a desk that invites inspiration and ideas. The 4 piece bathroom has adorable tiled floors, and a washer and dryer which now gather dust. Condo fees include all utilities except electricity. If your cat or dog aren't adding stress in your life, they are welcome to be a part of the fantasy, however, you will need board approval. TWO parking stalls are included, so that your spouse or friends can visit during visiting hours, some exceptions can be made when you deem appropriate. Jokes aside, this condo has been lovingly updated and has the most charming vibe for anyone looking for a wonderful space to call home. Very well run complex, with an excellent reserve fund, sitting at nearly 1 million dollars. Available for immediate occupancy.