

3104, 2781 Chinook Winds Drive SW  
Airdrie, Alberta

MLS # A2199324



**\$305,000**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

**Heating:** In Floor, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 491

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R4

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows

**Inclusions:** N/A

Don't miss out on this amazing opportunity to own a beautifully upgraded 2-bedroom, 2-bathroom corner unit with two parking stalls (one titled, one assigned)! This home is nestled next to a serene walkway and greenspace, just steps away from schools and the vibrant Chinook Winds Park, which offers a skate park, splash park, playground, and numerous walking/biking trails for endless outdoor activities.

Step inside to discover a bright, open-concept layout with stunning luxury vinyl plank flooring throughout. The chef-inspired kitchen boasts granite countertops, additional side cabinetry, a custom backsplash, an undermount sink, corner pantry, and a central island &mdash; perfect for cooking and entertaining! The primary suite includes a 3-piece ensuite with granite countertops and a spacious walk-in closet. The second bedroom enjoys its own 4-piece bathroom. Additionally, there's a convenient laundry room to round out the space. Outside, there's plenty of room for a BBQ and patio table at your front entrance. This well-managed complex offers plenty of visitor parking, condo fees covering heat, water/sewer, snow removal, trash, and area maintenance. Pets are welcome with approval. This condo offers the perfect space for you and your family. Schedule your viewing today!