



**GRASSROOTS**  
REALTY GROUP

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10201, 2781 Chinook Winds Drive SW  
Airdrie, Alberta

MLS # A2213373



**\$317,000**

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	900 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 497
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shelving Units and TV Mount in Living Room

Welcome to this bright and open top corner unit in Chinook Crossing! Inside you're welcomed with a large, open kitchen with granite countertops with the sink in the centre island and great sized pantry. Just off the kitchen is the living room with vaulted ceilings making it into a bright and expansive space. Enjoy the south-facing views and sun on your private balcony with more than enough room to BBQ! Back inside, you'll find the two bedrooms, both perfectly sized - the primary bedroom provides a great private space with a 3-piece ensuite with a walk in closet and your laundry right outside the bedroom door. In the second bedroom you're greeted with bright windows on all the outside walls making a great space for an office if a bedroom isn't what you need. For guests and the second bedroom user, there's a fantastic 4-piece bathroom with a soaker tub. To top it all off, there are 2 parking stalls steps away from the unit, along with visitor parking! With a layout that keeps everything separate but also provides that open space everyone loves, this unit is definitely worth a look. Book a showing today and see for yourself!