



GRASSROOTS
REALTY GROUP

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13105, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2230169



\$269,900

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	742 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions:	NA
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MAIN FLOOR 2-bedroom unit with TWO parking stalls! This super-comfortable townhome has in-floor heating and a superb layout with large living area, a super-functional kitchen with pantry, two good-sized bedrooms with large windows, in-suite laundry and additional storage. The parking stalls are side by side, right in front, and surrounded by additional visitor parking! Fantastic location next to Chinook Winds Park, with quick access to the bus route, grocery stores, bars, restaurants, walking/bike paths, a spray park, a skate park, ball diamonds, and an outdoor skating rink. Currently tenant-occupied but available for possession any time after July 1! Note: a THIRD parking stall could be available for an additional \$5,000.