



GRASSROOTS
REALTY GROUP

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**5101, 2781 Chinook Winds Drive SW
Airdrie, Alberta**

MLS # A2246177



\$289,000

Division:	Prairie Springs		
Type:	Residential/Other		
Style:	Bungalow		
Size:	766 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R4
Foundation:	See Remarks	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: Blinds

OPEN HOUSE SATURDAY AUGUST 9 from 12-3. Welcome home to this peaceful corner unit directly backing onto Chinook Winds Park with 2 parking stalls (1 titled/1 assigned)! The FRESHLY PAINTED interior presents the kitchen, living room and dining room in a spacious, open-concept floor plan boasting GRANITE COUNTER TOPS, a LARGE PANTRY and BEAUTIFUL VINLY PLANK FLOORS THROUGHOUT. Large windows allow tons of natural sunlight giving you a great space to enjoy with family and friends. This property has 2 generous sized bedrooms, ensuite laundry and additional storage spaces inside the unit. The private SW patio offers full sun the majority of the day and is your gateway to quiet morning coffees or BBQs and sunset cocktails. Right outside your door enjoy amazing walking paths, playground park, outdoor hockey rinks, baseball diamonds, splash park, beach volleyball courts, schools and shopping nearby. There is even an off-leash dog park right outside the property for your furry companion to meet new friends! Your two parking stalls are conveniently located very close to the unit and there is visitor parking onsite for guests. Enjoy the comfort of infloor heat and unlimited hot water as the low condo fee includes heat, water, sewer and trash. IMMEDIATE POSSESSION AVAILABLE. Serene inside and out…best location in the complex!