



GRASSROOTS
REALTY GROUP

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**2106, 2781 Chinook Winds Drive SW
Airdrie, Alberta**

MLS # A2251258



\$288,000

Division:	Prairie Springs		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	757 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

**** OPEN HOUSE: Sunday, September 7th 1-4pm **** Welcome to this lovely, bright corner unit offering 2 bedrooms, 1 bathroom, and 757 sq ft of well maintained living space. Two parking stalls included. The thoughtfully designed layout features a kitchen with a central island and pantry, seamlessly flowing into the open concept living and dining area, ideal for entertaining or relaxing at home. Enjoy your own patio/seating area at the front, perfect for morning coffee or evening wind downs. This home has been well looked after, making it move in ready for a new homeowner or an excellent opportunity for an investor looking for a turn key rental. Located in Airdrie's Chinook Winds, close to playing fields, shopping, and offering quick access to Highway 2 and Calgary, this home combines comfort and convenience. Whether you're commuting or enjoying the local amenities, everything you need is within easy reach. Don't miss your chance to get into the market with this charming and functional home, book your showing today!