



GRASSROOTS
REALTY GROUP

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3101, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2268671



\$309,000

Division:	Prairie Springs		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Owned, Parking Lot, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 521

LLD: -

Zoning: R4

Utilities: -

Inclusions: n/a

Welcome to this well-designed and comfortable 2-bedroom, 2-bath corner unit, quietly tucked within a nicely maintained Stacked townhouse-style complex in Prairie Springs. With over 900 sq. ft. of thoughtfully planned living space, this home combines practicality and comfort in a layout that just makes sense. A private outdoor sitting area at the entrance gives the home a welcoming first impression — perfect for morning coffee or a quiet evening outside. Inside, the open-concept layout features a spacious kitchen with granite countertops, a large island with a siligranite sink, a corner pantry, and plenty of room for a full-size dining table. The living area is well-proportioned, offering flexibility for furniture placement and a comfortable space to relax. The primary bedroom includes a walk-in closet and a 3-piece ensuite, while the second bedroom is generous in size and sits next to a 4-piece guest bathroom — ideal for family, guests, or a home office. Additional conveniences include in-suite laundry, two parking stalls (one titled and one assigned), and a visitor parking space just steps away. Being a lower-level corner unit means no shared walls on one side and large windows that provide a pleasant outlook and a sense of openness. The complex is pet-friendly, and the surrounding area offers easy access to walking paths, parks, and schools — everything you need for a simple, connected lifestyle. This inviting home is move-in ready and available just in time to settle in before the holidays.