



GRASSROOTS
REALTY GROUP

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8201, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2274683



\$289,000

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	957 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Located in the Chinook Crossing complex in Prairie Springs, this 2 bedroom, 2 bathroom stacked townhouse offers low-maintenance living with an upscale feel perfectly positioned beside Chinook Winds Regional Park. A private entry leads up to a bright, open-concept main level with a comfortable living area and a stylish kitchen featuring white cabinetry, stainless steel appliances, a corner pantry, and a centre island with breakfast bar, as well as plenty of space to style a dining area to suit your lifestyle. The full 4-piece bathroom serves the main living space and has direct access to the second bedroom, while the primary bedroom is tucked at the back with its own 3-piece ensuite and generous walk-in closet. In-suite laundry and extra storage keep daily living streamlined. Outside, you're within walking distance of Chinook Winds Regional Park—with its spray park, playgrounds, sports fields, skate park, and pathways—and just a short drive to tennis courts, schools, shopping, restaurants, and major routes like Yankee Valley Boulevard and the QEII, creating a refined yet functional home base in SW Airdrie.