



**8201, 2781 Chinook Winds Drive SW
Airdrie, Alberta**

MLS # A2274683



\$289,000

Division:	Prairie Springs		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	957 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	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

This beautiful unit is right beside the park/greenspace, which means extra privacy and a way nicer view than staring at another unit. It's also super easy to get in and out. And this might sound funny, but being close to the garbage area? That's a win. You don't realize how nice that is until you're hauling bags in the winter. On top of that, you get two titled parking stalls, which is huge. Not assigned. Not shared. Actually just waiting for you. It's one of those units where the location inside the complex makes all the difference, and this one nailed it. The kitchen has a fresh, bright feel with white cabinetry, stainless steel appliances, a corner pantry, a centre island with breakfast bar, and beautiful granite countertops. It opens right into the living area, so it feels connected and easy — great for everyday life or having friends over. In-suite laundry, extra storage, low-maintenance living… and you're steps to Chinook Winds Regional Park with its spray park, playgrounds, sports fields, and pathways. Plus quick access to schools, shopping, Yankee Valley Boulevard, and the QEII.