



GRASSROOTS
REALTY GROUP

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**8303, 2781 Chinook winds Drive SW
Airdrie, Alberta**

MLS # A2291749



\$299,900

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,023 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other, See Remarks, Street Lighting		

Heating:	Natural Gas, Radiant
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Cedar, Cement Fiber Board, Concrete, Mixed
Foundation:	Poured Concrete
Features:	Quartz Counters, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 537
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: Window Coverings

Welcome to this bright and well-maintained bungalow-style 2 BR and 2 bath townhouse located in the sought-after community of Prairie Springs, just steps from the incredible amenities of Chinook Winds Regional Park. This unit is in one of the best locations in the complex and offers an open-concept layout and vaulted ceilings, the home features spacious living and dining areas that flow seamlessly into the kitchen complete with granite countertops newer stainless steel appliances, a large pantry, and plenty of cabinet space—perfect for both everyday living and entertaining. The thoughtfully designed floorplan with over 1000 square feet includes two well-sized bedrooms, including a comfortable primary retreat with a generous walk-in closet and ensuite, along with convenient in-suite laundry and additional storage. Large windows fill the home with natural light while the private balcony provides the perfect spot to enjoy your morning coffee or unwind in the evening. Both the building and interior have been freshly painted. Enjoy the convenience of THREE dedicated parking spots and low-maintenance living in a professionally managed complex. Located within walking distance to parks, pathways, playgrounds, schools, nearby shopping and dining, with quick access to major routes for an easy commute. This is an excellent opportunity to own an affordable, move-in-ready home in one of Airdrie’s most amenity-rich locations.