



**2204, 2781 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2292635**



**\$284,900**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Portable A/C unit x 2

Welcome to this bright and spacious 2 bedroom, 2 bathroom townhouse condo with vaulted ceilings in the living room and kitchen. The kitchen features granite countertops, pantry, quiet-close cabinetry, and a full appliance package including a fridge and dishwasher replaced in 2025. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath offer great flexibility. In-suite laundry with stacked washer and dryer (new in 2025). Enjoy a south-facing balcony off the living room. Two portable air conditioning units are included for added comfort. Comes with two outdoor parking stalls &mdash; one titled and one assigned.