



**GRASSROOTS**  
REALTY GROUP

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2101, 2781 Chinook Winds Drive SW  
Airdrie, Alberta

MLS # A2145693



**\$340,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Prairie Springs                                 |        |                   |
| Type:     | Residential/Five Plus                           |        |                   |
| Style:    | Bungalow  |        |                   |
| Size:     | 813 sq.ft.                                      | Age:   | 2012 (12 yrs old) |
| Beds:     | 2   | Baths: | 1                 |
| Garage:   | Stall, Titled                                   |        |                   |
| Lot Size: | 0.02 Acre                                       |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Level |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | In Floor, Natural Gas                          | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                | Condo Fee: | \$ 404 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                | Zoning:    | R4     |
| Foundation: | Poured Concrete                                | Utilities: | -      |
| Features:   | Breakfast Bar, Open Floorplan, Quartz Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Discover the charm of this inviting main level corner unit condo in Prairie Springs, featuring 2 BEDROOMS, 1 BATH, and TWO TITLED PARKING STALLS with no stairs to navigate. This home boasts a spacious living room with bright windows, modern quartz countertops, and stylish vinyl plank flooring throughout. The open-concept kitchen and dining area are perfect for entertaining, while the primary bedroom offers a large walk-in closet. Enjoy the convenience of in-suite laundry and additional storage space. Ideally situated right beside the WALKING PATH, this unit is perfect for leisurely strolls. Located next to Prairie Springs Park, with easy access to recreational activities, shopping, schools, and major commuter routes, this meticulously maintained unit with low condo fees is ready for you&nbsp;to&nbsp;call&nbsp;home.