



**12102, 2781 Chinook Winds Drive SW
Airdrie, Alberta**

MLS # A2150934



\$339,900

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Prairie Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 940 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 430 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage | | |

Inclusions: NA

RARE FIND at an INCREDIBLE PRICE!! 2 BEDROOM – 2 BATHROOM – 2 PARKING STALLS – CORNER END UNIT – FACING GREEN SPACE!! Welcome to this Spacious Bungalow Townhouse, boasting 940 SF, situated in the most ideal location in the complex, with 2 parking stalls (1 titled) right out front & extra visitor parking beside the unit. The unit is very bright & open with laminate flooring throughout the living room, dining & kitchen, with carpet in the bedrooms & tile in the bathrooms. Featuring a spacious living room with extra window, nicely equipped kitchen with Granite counter tops, large pantry, plenty of counter space & large center island with sit-up seating for casual dining. The adjacent dining area will accommodate family dinners or game night, plus there’s extra storage in a separate room off the kitchen. The large primary bedroom boasts a private 3 pce ensuite with Granite counter & separate shower, plus a walk-in closet. The 2nd bedroom has access to a 4 pce bathroom, and it also boasts Granite counters. Stacked washer & dryer are tucked away between the bedrooms. In-floor heat keeps you warm, and low condo fees of \$429.95 (does not include power, gas) keeps you happy with low monthly expenses. Located close to schools, parks, playgrounds, shopping, medical, restaurants, pubs, Chinook Winds Regional Park with ball diamonds, walking/bike pathways, green space & splash park, plus easy access to city transit, 8th Street & the new 40th Ave, putting you on the QE11 within minutes & to Cross Iron Mills Mall or Calgary within a short drive! With the increase in real estate, this is a great starter home or investment opportunity. Don’t hesitate on this one as it won’t last long!