



**GRASSROOTS**  
REALTY GROUP

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**12202, 2781 Chinook Winds Drive SW**  
**Airdrie, Alberta**

**MLS # A2151873**



**\$339,900**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** NA

Welcome to this impeccably maintained and generously proportioned 2-bedroom, 2-bathroom corner unit located on the upper floor, offering a spacious 1008 square feet of living space. This home is a testament to comfort and convenience, featuring not one but two parking stalls (including one titled) conveniently situated right outside the unit, along with ample visitor parking nearby. Upon entry, you are greeted by pristine vinyl plank, carpet, and tile flooring, showcasing the care and minimal use this unit has seen. The bright and airy great room seamlessly flows into the dining area, providing access to a private balcony—ideal for enjoying your morning coffee or unwinding with an evening beverage. The kitchen is a chef’s dream, complete with granite countertops, stainless steel appliances, a walk-in pantry, and a spacious center island with undermount sink and seating for casual dining. The primary suite is generously sized and features a well-appointed 3-piece ensuite with granite countertops, separate shower, and a walk-in closet. The second bedroom is equally spacious, offering extra windows and convenient access to another full bathroom, also finished with granite countertops. For added convenience, a stacked washer and dryer are discreetly tucked away between the bedrooms. Monthly condo fees of \$462.53 cover essential utilities such as water, sewer, and exterior maintenance (excluding power and gas), ensuring hassle-free living. The location is superb, with proximity to schools, parks, playgrounds, shopping, medical facilities, restaurants, pubs, and the expansive Chinook Winds Regional Park—offering everything from ball diamonds to walking and biking pathways, green space, and a splash park. Easy access to city transit, 8th Street, and the new 40th Ave means you can reach the QEII Highway within minutes, facilitating

quick trips to Cross Iron Mills Mall or downtown Calgary. This meticulously maintained home is a rare find and promises a lifestyle of comfort, convenience, and modern living. Don't miss out—schedule your viewing today!