



**3104, 2781 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2199324**



**\$305,000**

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 491
<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>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Don't miss out on this amazing opportunity to own a beautifully upgraded 2-bedroom, 2-bathroom corner unit with two parking stalls (one titled, one assigned)! This home is nestled next to a serene walkway and greenspace, just steps away from schools and the vibrant Chinook Winds Park, which offers a skate park, splash park, playground, and numerous walking/biking trails for endless outdoor activities. Step inside to discover a bright, open-concept layout with stunning luxury vinyl plank flooring throughout. The chef-inspired kitchen boasts granite countertops, additional side cabinetry, a custom backsplash, an undermount sink, corner pantry, and a central island &mdash; perfect for cooking and entertaining! The primary suite includes a 3-piece ensuite with granite countertops and a spacious walk-in closet. The second bedroom enjoys its own 4-piece bathroom. Additionally, there's a convenient laundry room to round out the space. Outside, there's plenty of room for a BBQ and patio table at your front entrance. This well-managed complex offers plenty of visitor parking, condo fees covering heat, water/sewer, snow removal, trash, and area maintenance. Pets are welcome with approval. This condo offers the perfect space for you and your family. Schedule your viewing today!