



GRASSROOTS
REALTY GROUP

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2858 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2203080



\$749,000

Division:	Prairie Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: AC unit, Hot Tub, Dishwasher, Refrigerator, Garage Refrigerator, Stove, Washer, Dryer, Window Coverings, Light Fixtures and Fans, Basement Stand Up Freezer, Gazebo, Shed, Additional home Shelving and Live Edge Shelving, Pantry Cupboards, Garage Shelving, Basement Mounted Electric Fireplace, Patio Lighting

Do not miss out on this meticulously renovated 3 bed, 2.5 bath home in Prairie Springs. Right across the street from Chinook Winds Park for all your recreational needs, down the road from W.H. Croxford high school, as well as walking distance to restaurants and shopping. A few steps up leads you to the perfect front porch for an evening warm beverage, and a read while the evening sunrays illuminate the western sky. The main floor boasts 829.61sq/ft and opens up to an office with additional shelving. Walking through you will see elegantly upgraded LED light fixtures and indistinguishable chalk wall paint. The open concept living, kitchen and dining room are perfect for entertaining guests or enjoying quality time with family. This space has been upgraded beautifully for visual appeal and function; renovated fireplace and mantle, additional live edge shelving and cupboards in the kitchen, upgraded refrigerator, with sensible pine shelving and cupboards added to the pantry. The old fridge has been moved to the garage and is included in the sale, as well as new washer and dryer in the half bath. 369sq/ft of heated garage with included shelving makes the perfect space to work on your vehicle, have the kids practice their stickhandling, and at the least let you get into a warm vehicle before those icy winter drives; a 50 gallon AC unit is also included to keep you cool in the summer heat. Walking upstairs you are greeted by the generously sized family room perfect for cuddling up and watching movies, playing games, or just hanging out. With three bedrooms, a 4 piece bathroom, and a walk in linen closet it is the perfect place for a family to call home. The primary bedroom is fit for a king (bed), with a deep walk in closet, soaker tub, shower, and plenty of additional space. The fully finished basement is 745.24sq/ft and adds a third area to enjoy TV, reading, work out

space, or whatever your imagination can do with the space. There is PLENTY of storage space for your seasonal goods or miscellaneous items. The hot water tank is new and the electrical panel has been upgraded to support the hot tub and the stand up freezer will be included in the sale. The below grade bedroom is perfect for your basement dwelling teen, a guest room, or to fulfill your hobby needs. A private fenced backyard contains two patios; one for barbequing and dining in the covered, water proof summer shade, and one for soaking up the afternoon sun. Summer, winter, fall spring, rain shine, snow, enjoy the therapeutic relief of the covered hot tub; hot tub and gazebo included in the sale. The rest of the yard has space for a firepit, flower beds for the green thumb, space for the pets, and a shed to keep the tools needed for the minimal yard maintenance. All furniture, TVs, etc negotiable.