

**3101, 2781 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2268671**



# \$309,000

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Owned, Parking Lot, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 521
<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>	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this well-designed and comfortable 2-bedroom, 2-bath corner unit, quietly tucked within a nicely maintained Stacked townhouse-style complex in Prairie Springs. With over 900 sq. ft. of thoughtfully planned living space, this home combines practicality and comfort in a layout that just makes sense. A private outdoor sitting area at the entrance gives the home a welcoming first impression &mdash; perfect for morning coffee or a quiet evening outside. Inside, the open-concept layout features a spacious kitchen with granite countertops, a large island with a siligranite sink, a corner pantry, and plenty of room for a full-size dining table. The living area is well-proportioned, offering flexibility for furniture placement and a comfortable space to relax. The primary bedroom includes a walk-in closet and a 3-piece ensuite, while the second bedroom is generous in size and sits next to a 4-piece guest bathroom &mdash; ideal for family, guests, or a home office. Additional conveniences include in-suite laundry, two parking stalls (one titled and one assigned), and a visitor parking space just steps away. Being a lower-level corner unit means no shared walls on one side and large windows that provide a pleasant outlook and a sense of openness. The complex is pet-friendly, and the surrounding area offers easy access to walking paths, parks, and schools &mdash; everything you need for a simple, connected lifestyle. This inviting home is move-in ready and available just in time to settle in before the holidays.