

3101, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2268671



\$309,000

Division: Prairie Springs

Type: Residential/Four Plex

Style: Bungalow

Size: 920 sq.ft. **Age:** 2013 (13 yrs old)

Beds: 2 **Baths:** 2

Garage: Assigned, Off Street, Owned, Parking Lot, Stall

Lot Size: 0.02 Acre

Lot Feat: Other

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 521

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R4

Foundation: Poured Concrete

Utilities: -

Features: 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 — 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 — ideal for family, guests, or a home office. Additional conveniences include in-suit 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 — 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.