

**8201, 2781 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2274683**



# \$289,000

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	2013 (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>	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, 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, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Located in the Chinook Crossing complex in Prairie Springs, this 2 bedroom, 2 bathroom stacked townhouse offers low-maintenance living with an upscale feel perfectly positioned beside Chinook Winds Regional Park. A private entry leads up to a bright, open-concept main level with a comfortable living area and a stylish kitchen featuring white cabinetry, stainless steel appliances, a corner pantry, and a centre island with breakfast bar, as well as plenty of space to style a dining area to suit your lifestyle. The full 4-piece bathroom serves the main living space and has direct access to the second bedroom, while the primary bedroom is tucked at the back with its own 3-piece ensuite and generous walk-in closet. In-suite laundry and extra storage keep daily living streamlined. Outside, you're within walking distance of Chinook Winds Regional Park—with its spray park, playgrounds, sports fields, skate park, and pathways—and just a short drive to tennis courts, schools, shopping, restaurants, and major routes like Yankee Valley Boulevard and the QEII, creating a refined yet functional home base in SW Airdrie.