

**11302, 2781 Chinook Winds Drive SW  
Airdrie, Alberta**

**MLS # A2281227**



# \$299,900

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Assigned, Guest, Off Street, On Street, Outside, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<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>	Granite Counters, Vinyl Windows		

**Inclusions:** Gate at the top of stairs and shelf in Primary suite

Welcome to your dream home! This immaculate Two Bedroom, Two Bathroom townhome offers a perfect blend of comfort and convenience, situated just steps from the beautiful Chinook Winds Park. Enjoy easy access to roadways and nature right outside your door. Step inside to discover a thoughtfully designed interior featuring a spacious living room with a striking pitched ceiling that enhances the sense of space and light. As an end unit with an abundance of windows, the home floods with natural light, creating a warm and inviting atmosphere. The open layout offers plenty of options for furniture placement, allowing you to create the perfect arrangement for your lifestyle. The expansive kitchen features espresso coloured cabinetry and elegant Granite countertops. Sleek black appliances and a central island with seating make this the perfect spot for casual dining or entertaining, while a large walk-in pantry provides ample storage for all your kitchen essentials. The kitchen flows into a sunny dining nook with access to the west-facing balcony, the perfect place to enjoy morning coffee, evening cocktails, or barbecuing with friends. The large primary bedroom boasts a spacious walk-in closet and a luxurious 3-piece ensuite with a shower, providing a private retreat for relaxation. The sunny second bedroom, with windows on two walls, is ideal for a guest room or an inspiring home office. A convenient laundry closet with a washer and dryer is located in the hallway. This home also features in-floor heating, ensuring comfort during the colder months. With TWO easily accessible PARKING STALLS (one Titled and one Assigned), plus easy access to visitor and street parking nearby, convenience is at your fingertips. Location is key, and this townhouse doesn't disappoint! It is ideally situated close to pathways, parks, ponds, schools, shopping, and amenities, making

daily life a breeze. This home is clean and move-in ready. Condo fees include HEAT, WATER, SEWER, and TRASH. Don't miss out on this opportunity to own a beautiful home in a fantastic location! This is the Airdrie home you have been waiting for. Pets are allowed with board approval.