

4103, 2781 chinook winds Drive SW
Airdrie, Alberta

MLS # A2226920



\$289,000

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|------------------|---|---------------|-------------------|
| Division: | Prairie Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 866 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Level | | |

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|--------------------|---|-------------------|--------|
| Heating: | Other | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 453 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan, Pantry | | |

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| Inclusions: | N/A |
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Welcome to this well-maintained 2-bedroom, 1-bathroom apartment in Chinook Winds, ideally located next to over 55 acres of green space in Chinook Winds Regional Park. The park features walking and biking paths, a skate park, baseball diamonds, playgrounds, and a popular splash park—perfect for families and outdoor lovers. Inside, you'll find parking stall right outside your door, a spacious open-concept living and dining area, a modern kitchen, in-suite laundry, and a 4-piece bathroom. One bedroom opens directly onto the park's pathways, blending indoor comfort with outdoor access. Essential services are close by, including Windsong Heights School (0.9 km), W.H. Croxford High School (0.4 km), and the Chinook Winds Fire Station (0.6 km)—all just a 2-minute drive away. Condo fees include water and heat, adding extra value and convenience.