

## 2774 Chinook Winds Drive SW Airdrie, Alberta

**MLS # A2234496**



# \$609,900

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

AMAZING LOCATION & NEAR PARKS & STEPS TO ALL SCHOOL LEVELS Welcome to your dream home in the vibrant community of Prairie Springs, where this stunning detached home is perfectly situated right next to WH Croxford HighSchool and moments away from Chinook winds recreational and splash park, also all shopping and everyday necessities! Inside, you'll find a functional space designed for modern living, featuring an open-concept living room with large windows that frame your picturesque backyard and flood the space with natural light and a gas fireplace perfect for cozy movie nights. The chef's kitchen is a true standout with stainless steel appliances, sparkling granite countertops that continue through all bathrooms, ample cabinetry, a spacious walk through pantry and a large center island that's perfect for cooking, entertaining, or everyday meals. The main floor also includes a convenient 2-piece powder room and access to your private backyard and front drive garage. Upstairs, the massive bonus room gives you the perfect space for tv room, home office or guest space with soaring vaulted ceilings and large windows. Next you'll find three generously sized bedrooms, including a serene primary suite complete with a full 5-piece ensuite equipped with dual vanities, a soaking tub and glass door shower. A walk-in closet finishes off the primary while the additional two large bedrooms offer flexibility for a growing family, home office, or guest room&mdash;plus a 4-piece bathroom to serve them. Step into the backyard and you're welcomed by a massive rear deck and plenty of low-maintenance green space, designed for full family gatherings and late-night BBQs. The spacious double attached garage adds unmatched everyday convenience and storage. Downstairs, the unfinished

basement is a blank canvas ready for your vision, with a bathroom rough-in and two large windows offering endless potential. Don't miss your chance to make this one-of-a-kind townhome yours—book your private showing today!