

**10101, 2781 Chinook Winds Drive SW**  
**Airdrie, Alberta**

**MLS # A2254980**



## \$294,000

<b>Division:</b>	Prairie Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** N/A

**\*\* OPEN HOUSE SATURDAY OCT 11, 11:30-2p \*\*** Welcome to the lovely PET FRIENDLY complex at 2871 Chinook Winds Dr SW, Airdrie. This bright 2-bed, 2-bath corner unit is perfect for all lifestyles. From the PRIVATE MAIN FLOOR entrance to the CORNER LOCATION, this home stands out. Step inside this southeast-facing unit and you're greeted with an OPEN CONCEPT living room featuring durable vinyl flooring, plus NEW carpet in both bedrooms. The kitchen boasts a GRANITE island and countertops, STAINLESS STEEL appliances, a PANTRY, and additional storage. The primary bedroom offers a private ensuite and a spacious walk-in closet, along with a 3-pc bathroom. The secondary bedroom has fresh carpet, and just across the hall is a 4-pc bathroom. A NEW dryer is paired with a sleek, modern washing machine and a WATER SOFTENER installed in 2024. Condo fees include WATER! Your community of Prairie Springs has it all: playgrounds, basketball courts, baseball diamonds, a hockey rink, a splash park, and a skate park. Over 2km of paved pathways and a 1.6km loop. For our dog owners there is an off leash dog park within a 5 min walk in Chinook Winds Park. &mdash; plenty to keep you active year-round. Call your favourite Realtor today to book a showing