



GRASSROOTS
REALTY GROUP

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1203, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2331759



\$274,900

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	956 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, See Remarks, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Camera Door Bell		

Welcome to Prairie Springs, Airdrie: where comfort, style, and convenience come together in this beautifully maintained 2-bedroom, 2-bathroom townhome. With a bright south-facing exposure, this home is filled with natural light thanks to its large windows and an expansive south-facing balcony, the perfect place to enjoy your morning coffee or unwind at the end of the day. Step inside to discover an inviting open-concept living space highlighted by soaring vaulted ceilings that create an airy, spacious feel throughout the kitchen and living room. The thoughtfully designed kitchen is sure to impress with granite countertops, upgraded cabinetry, and a stunning designer light fixture above the oversized island, ideal for entertaining or everyday living. The generous living room offers plenty of space to relax and features a convenient built-in storage unit, combining style with functionality. Upgraded flooring flows throughout the home, while the recently replaced carpet on the stairs adds a fresh touch. Retreat to the spacious primary bedroom, complete with a private 4-piece ensuite and a California Closet for exceptional organization. The second bedroom is equally versatile, featuring its own California Closet along with a built-in desk, making it the perfect home office, guest room, or study space. Stay comfortable in every season with a quiet, energy-efficient central heating and cooling system that delivers consistent airflow throughout the unit. You'll love being within walking distance to parks, playgrounds, and schools, while enjoying quick access to local coffee shops, grocery stores, and everyday amenities. This move-in-ready townhome offers the perfect blend of modern upgrades, thoughtful design, and an unbeatable location. Come check it out with your favourite Realtor today!

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