



GRASSROOTS
REALTY GROUP

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13204, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2348226

\$275,000

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	892 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled		
Lot Size:	-		
Lot Feat:	Paved, Treed, Underground Sprinklers		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home		

Inclusions: n/a

Bright, Spacious & Move-In Ready! Welcome home to this beautifully refreshed 2-bedroom, 2-bathroom townhouse condo with 2 parking stalls, with vaulted ceilings and an abundance of natural light create a bright, open and inviting space. The vaulted ceiling in the living room and kitchen is a standout feature, giving the main living area an airy, spacious feel that you'll appreciate every day. Fresh updates make this home truly move-in ready, including brand-new carpet and luxury vinyl flooring throughout. The kitchen offers plenty of room to cook and entertain, featuring granite countertops, stainless steel appliances, a pantry and a large island with seating — perfect for morning coffee or gathering with friends and family. The spacious primary bedroom features a convenient 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, a home office or family. You'll also appreciate the convenience of in-suite laundry with a stacked washer and dryer. Step outside from the living room onto your oversized south-facing balcony, the perfect spot to enjoy your morning coffee, soak up the sunshine or unwind at the end of the day. And a feature that's hard to find — two outdoor parking stalls, including one titled stall and one assigned stall. With its vaulted ceilings, fresh flooring, great natural light, spacious layout and two parking stalls, this is a home that's ready for you to move in and enjoy.