



GRASSROOTS
REALTY GROUP

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5205, 2781 Chinook Winds Drive SW
Airdrie, Alberta

MLS # A2349863

\$264,900

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	881 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: n/a

Prime Airdrie Location | Pond Views from Front Entrance & Balcony | Steps to Walking Path Entry | Next to Chinook Winds Regional Park | 2-Storey Condo | Private Entrance | Vaulted Ceilings | Open Floor Plan | Large Windows | Granite Countertops | Black Appliances | Ample Cabinetry | Closet Pantry | Breakfast Bar with Barstool Seating | 2 Bedrooms | 4pc Bathroom | Private Balcony | In Floor Heating & Cooling | In-Suite Laundry | Additional Storage | Assigned Parking Stall | Well-Maintained Concrete Walkway. Welcome to this beautifully designed 2-storey condo in an exceptional Airdrie location, right next to Chinook Winds Regional Park! Enjoy pond views from both your front entrance & private balcony, with the nearby walking path entry just steps away for easy access to scenic trails, green space & outdoor recreation. A well-maintained concrete walkway connects the parking lot to your front door, providing convenient access year-round. The main level foyer offers a private entrance & leads upstairs to a bright, open-concept living space featuring soaring vaulted ceilings & large windows that fill the home with natural light. The spacious kitchen is finished with granite countertops, black appliances, ample cabinetry & a convenient closet pantry for additional storage. A breakfast bar with barstool seating creates the perfect spot for casual meals, while the seamless flow into the dining & living areas makes entertaining easy. From the living room, step out onto your private balcony overlooking the pond, an ideal place to enjoy your morning coffee, fire up the BBQ or unwind at the end of the day. This well-appointed home features 2 comfortable bedrooms along with a full 4pc bathroom. The quiet, energy-efficient central heating & cooling system delivers consistent airflow throughout the unit, helping maintain year-round comfort. In-suite laundry & additional in-unit storage

add everyday convenience, while the assigned parking stall provides a dedicated space for your vehicle. With its functional layout, vaulted ceilings, peaceful pond views & fantastic location beside Chinook Winds Regional Park, this is an excellent opportunity for first-time buyers, downsizers or investors. Hurry & book your showing today!