



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2781 CHINOOK WINDS Drive #12102, Airdrie T4B 3S5**

MLS® #: **A2150934**

Area: **Prairie Springs**

Listing Date: **07/18/24**

List Price: **\$324,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **875 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **940**  
Low Sqft:  
Ttl Sqft: **940**

DOM

**60**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **See Remarks**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 10`6"	Dining Room	Main	9`5" x 7`3"
Bedroom	Main	11`0" x 9`8"	Kitchen	Main	11`5" x 10`0"
Bedroom - Primary	Main	10`1" x 9`7"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:  
**\$430**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R4**

Legal Desc: **1213392**

Remarks

Pub Rmks: **RARE FIND at an INCREDIBLE PRICE!! 2 BEDROOM - 2 BATHROOM - 2 PARKING STALLS - CORNER END UNIT - FACING GREEN SPACE!! Welcome to this Spacious Bungalow Townhouse, boasting 940 SF, situated in the most ideal location in the complex, with 2 parking stalls (1 titled) right out front & extra visitor parking beside the unit. The unit is very bright & open with laminate flooring throughout the living room, dining & kitchen, with carpet in the bedrooms & tile in the bathrooms. Featuring a spacious living room with extra window, nicely equipped kitchen with Granite counter tops, large pantry, plenty of counter space & large center island with sit-up seating for casual dining. The adjacent dining area will accommodate family dinners or game night, plus there's extra storage in a separate room off the kitchen. The large primary bedroom boasts a private 3 pce ensuite with Granite counter & separate shower, plus a walk-in closet. The 2nd bedroom has access to a 4 pce bathroom, and it also boasts Granite counters. Stacked washer & dryer are tucked away between the bedrooms. In-floor heat keeps you warm, and low condo fees of \$429.95 (does not include power, gas) keeps you happy with low monthly expenses. Located close to schools, parks, playgrounds, shopping, medical, restaurants, pubs, Chinook Winds Regional Park with ball diamonds, walking/bike pathways, green space & splash park, plus easy access to city transit, 8th Street & the new 40th Ave, putting you on the QE11 within minutes & to Cross Iron Mills Mall or Calgary within a short drive! With the increase in real estate, this is a great starter home or investment opportunity. Don't hesitate on this one as it won't last long!**

Inclusions:  
Property Listed By: **NA**  
**2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



