



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #12202, Airdrie T4B 3S5

MLS®#: **A2151873** Area: **Prairie Springs** Listing Date: **07/23/24** List Price: **\$334,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **938 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,008**
 Low Sqft:
 Ttl Sqft: **1,008**

DOM

55
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**
 Sewer:
 Ext Feat: **Balcony,Other**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`5" x 11`6"	Kitchen	Main	8`6" x 7`5"
Dining Room	Main	10`7" x 6`3"	Laundry	Main	3`5" x 2`11"
Balcony	Main	8`1" x 6`3"	Bedroom - Primary	Main	11`10" x 10`1"
Bedroom	Main	11`3" x 10`2"	3pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$463

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R4

Legal Desc: **1213392**

Remarks

Pub Rmks: **Welcome to this impeccably maintained and generously proportioned 2-bedroom, 2-bathroom corner unit located on the upper floor, offering a spacious 1008 square feet of living space. This home is a testament to comfort and convenience, featuring not one but two parking stalls (including one titled) conveniently situated right outside the unit, along with ample visitor parking nearby. Upon entry, you are greeted by pristine vinyl plank, carpet, and tile flooring, showcasing the care and minimal use this unit has seen. The bright and airy great room seamlessly flows into the dining area, providing access to a private balcony—ideal for enjoying your morning coffee or unwinding with an evening beverage. The kitchen is a chef's dream, complete with granite countertops, stainless steel appliances, a walk-in pantry, and a spacious center island with undermount sink and seating for casual dining. The primary suite is generously sized and features a well-appointed 3-piece ensuite with granite countertops, separate shower, and a walk-in closet. The second bedroom is equally spacious, offering extra windows and convenient access to another full bathroom, also finished with granite countertops. For added convenience, a stacked washer and dryer are discreetly tucked away between the bedrooms. Monthly condo fees of \$462.53 cover essential utilities such as water, sewer, and exterior maintenance (excluding power and gas), ensuring hassle-free living. The location is superb, with proximity to schools, parks, playgrounds, shopping, medical facilities, restaurants, pubs, and the expansive Chinook Winds Regional Park—offering everything from ball diamonds to walking and biking pathways, green space, and a splash park. Easy access to city transit, 8th Street, and the new 40th Ave means you can reach the QEII Highway within minutes, facilitating quick trips to Cross Iron Mills Mall or downtown Calgary. This meticulously maintained home is a rare find and promises a lifestyle of comfort, convenience, and modern living. Don't miss out—schedule your viewing today!**

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

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





