



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #13202, Airdrie T4B 3S5

MLS®#: **A2153169** Area: **Prairie Springs** Listing Date: **07/27/24** List Price: **\$310,000**
Status: **Active** County: **Airdrie** Change: **-\$15k, 26-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie** Finished Floor Area
Year Built: **2012** Abv Sqft: **895**
Low Sqft:
Lot Sz Ar: **820 sqft** Ttl Sqft: **895**
Lot Shape:

DOM

117
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

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

Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
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, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 12`5"	Kitchen	Main	11`0" x 9`5"
Dining Room	Main	12`2" x 6`7"	Laundry	Main	6`3" x 3`5"
Balcony	Main	9`3" x 8`7"	Bedroom - Primary	Main	12`5" x 10`1"
Bedroom	Main	12`0" x 9`4"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$440

Fee Simple

R4

Fee Freq:

Monthly

Legal Desc: 1310382

Remarks

Pub Rmks: **Welcome to this extremely well maintained 2-bedroom upper floor unit with 2 parking stalls (1 titled), offering 895 SF of living space, in the sought-after Chinook Crossing. Upon entry, you are greeted by laminate, carpet, and tile flooring, showcasing the pride of ownership. The bright and sunny living room seamlessly flows into the dining area, providing access to a private balcony, perfect for enjoying your morning coffee or evening relaxation. The kitchen boasts granite countertops, black appliances, pantry, and a spacious island with undermount sink and seating for casual dining. The primary bedroom is generously sized, as is the 2nd bedroom, with a spacious 4 pce bathroom and laundry area. Monthly condo fees of \$439.80 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 vacant & available for immediate possession. Don't miss out—schedule your viewing**

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

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







