



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #11201, Airdrie T4B 3S5

MLS® #: **A2162526**

Area: **Prairie Springs**

Listing Date: **09/04/24**

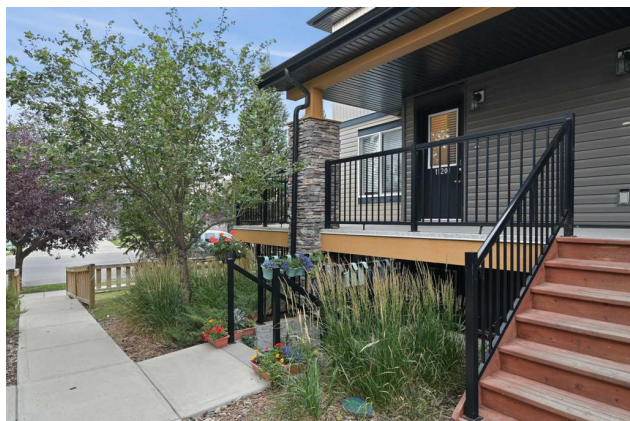
List Price: **\$317,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 23-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2013

Lot Information

Finished Floor Area

Lot Sz Ar:

862 sqft

Lot Shape:

Abv Sqft:

873

Low Sqft:

Ttl Sqft:

873

DOM

78

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

See Remarks

Stall,Titled

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame

Flooring:
Carpet,Laminate

Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Electric Water Heater,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 11`11"
Dining Room	Main	9`6" x 7`2"
Walk-In Closet	Main	6`9" x 4`5"
Bedroom	Main	10`2" x 9`8"
Laundry	Main	3`5" x 3`0"
Storage	Main	6`8" x 3`2"

Room	Level	Dimensions
Kitchen	Main	15`1" x 10`2"
Bedroom - Primary	Main	12`5" x 10`1"
3pc Ensuite bath	Main	10`1" x 6`9"
Foyer	Main	5`7" x 4`2"
4pc Bathroom	Main	11`1" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$468

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R4

Legal Desc: **1311423**

Remarks

Pub Rmks: **Come check out this amazing main level, corner unit condo with large balcony in the desired Chinook Crossing condo complex. When you walk in, you'll notice the open concept design with the large living room on your left and the kitchen off to the right. This end unit features a large master bedroom with ensuite and walk in closet. Another similar sized bedroom with the bathroom just across the hall is great for an office, kid, or roommate. The kitchen has been thoughtfully laid out such that when you are preparing meals at the island, you are facing the main living area, with stove and refrigerator within an arms length reach. Laminate flooring in the living areas and kitchen make for easy cleaning, with carpets in the bedrooms for that extra comfort and warmth, all have radiant in floor heating beneath, which gives off a nice consistent heat and helps keep the dust down. This home has been well cared for and is ready to move in to. To add even more value, it also comes with 2 parking spots, 1 titled and 1 assigned! Close to schools, shopping and easy access to Deerfoot when you need to get to Calgary, come take a look today!**

Inclusions: **na**
Property Listed By: **Sotheby's International Realty Canada**

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





