



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #3203, Airdrie T4B 3S5

MLS®#: **A2174393**

Area: **Prairie Springs**

Listing Date: **10/25/24**

List Price: **\$309,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2013**
Lot Information
Lot Sz Ar: **862 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **947**
Low Sqft:
Ttl Sqft: **947**

DOM

27
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Stacked Townhouse**

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

Access:
Lot Feat: **Street Lighting**
Park Feat: **Assigned,Stall,Titled**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Track Lighting**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|---------------------|-------------|----------------------|
| Kitchen | Main | 15`0" x 10`3" | Living Room | Main | 12`0" x 10`8" |
| Dining Room | Main | 9`5" x 7`1" | Laundry | Main | 3`4" x 3`0" |
| Bedroom - Primary | Main | 12`5" x 10`2" | Bedroom | Main | 10`2" x 9`9" |
| 3pc Ensuite bath | Main | 14`11" x 6`8" | 4pc Bathroom | Main | 11`4" x 4`11" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$491

Fee Simple

R4

Fee Freq:
Monthly

Legal Desc: 1410160

Remarks

Pub Rmks: **This beautifully maintained 2-bedroom, 2-bathroom main floor corner unit is a must-see! Ideal for first-time home buyers, small families, or as a revenue property, it comes with two parking stalls (one titled and one assigned), so parking is never an issue. The large front porch offers a charming seating area to enjoy warm summer days or grow some plants. The open floor plan is perfect for family time or entertaining, featuring a kitchen with granite counters, a large island, and a corner pantry. There is room for a large kitchen/dining table and the living room is a very good size as well! Because this is an end unit, it is flooded with natural light thanks to the abundance of windows. The spacious primary suite includes a 3-piece ensuite with granite countertops, a separate shower, and a walk-in closet. The second bedroom is also generously sized, and another full bathroom with granite countertops completes the space. A stacked washer and dryer are conveniently tucked away between the bedrooms. Located close to schools, parks, playgrounds, shopping, and within walking distance to Chinook Winds Regional Park, which offers ball diamonds, walking and biking pathways, green space, a skate park, and a splash park. The new 40th Ave overpass provides easy access to the highway into Calgary or the east side of Airdrie. With quick possession available, you can move into your new home as soon as you want. Don't miss out—schedule your viewing today!**

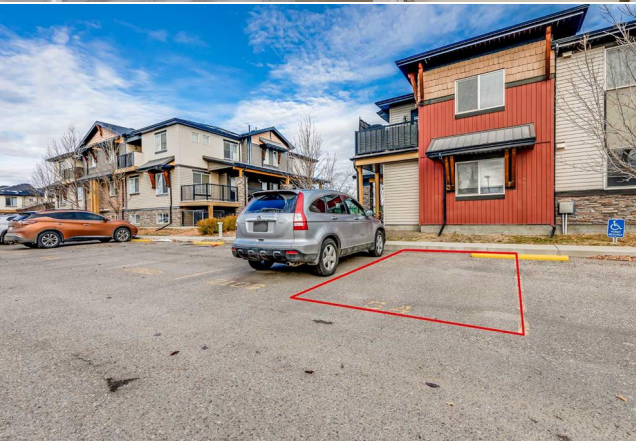
Inclusions: N/A

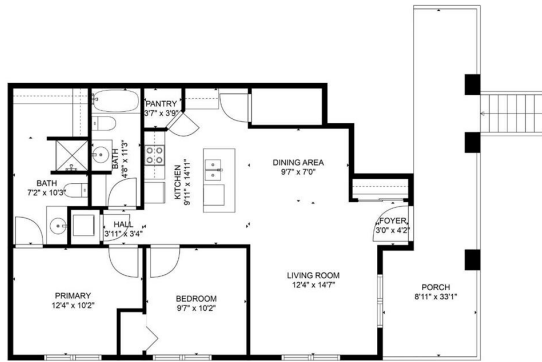
Property Listed By: RE/MAX House of Real Estate

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









TOTAL: 863 sq. ft.
 FLOOR: 1, 862 sq. ft.
 EXCLUDED AREAS: PORCH: 231 sq. ft., LOW CEILING: 9 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.