



THE A-TEAM

RE/MAX FIRST

2781 CHINOOK WINDS Drive #5104, Airdrie T4B 3S5

MLS#: A2179935 Area: Prairie Springs Listing Date: 11/21/24 List Price: \$314,900
Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Airdrie Year Built: 2012 Lot Sz Ar: 809 sqft Lot Shape: Finished Floor Area Abv Sqft: 921 Low Sqft: Ttl Sqft: 921

DOM 30 Layout Beds: 2 (2) Baths: 1.0 (1 0) Style: Bungalow

Parking Ttl Park: 1 Garage Sz:

Access: Lot Feat: Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Treed, Views Park Feat: Assigned, Stall

Utilities and Features

Roof: Asphalt Shingle Heating: In Floor Sewer: Ext Feat: None Construction: Vinyl Siding, Wood Frame Flooring: Carpet, Tile, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, Living Room, and Storage.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$453

Fee Simple

R4

Fee Freq:

Monthly

Legal Desc: 1411093

Remarks

Pub Rmks: **Welcome to unit 5104 at Chinook Crossing, a beautiful bungalow unit that is move in ready and would be perfect as a starter home, for down-sizers or investors. As you enter you are greeted by an open floor plan and vinyl plank flooring throughout the main living spaces. The kitchen offers quartz countertops, corner walk-in pantry, island with seating for 3 and great storage space. It opens up perfectly to the dining area and living room, the ideal floor plan for those who love to host family and friends. Past the kitchen you'll find 2 sunny, WEST facing bedrooms. The primary bedroom is spacious and the second bedroom makes for a versatile space and has access to the private deck. The deck backs onto a GREEN SPACE and has access to a walking path that leads you around a scenic pond as well as easy access to a dog park. Imagine having access to stunning sunsets and unobstructed views all year round, without a doubt one of the best locations in the complex! This unit also offers a 4-piece bathroom, linen closet, EXTRA STORAGE closet, in unit laundry room with stacked washer and dryer and 1 parking stall. Enjoy maintenance free living and condo fees conveniently include water and heat. The wonderful community of Prairie Springs is home to The Chinook Winds Regional Park and offers its residents an abundance of amenities for all ages that they can enjoy all year round. This park offers over 55 acres of developed parkland space including over 2 kilometres of paved pathways, 4 Beach volleyball courts, 3 Playgrounds for all age use, 8 new baseball diamonds, 1 skateboard park, 1 spray and splash park, 1 multi-use court, 2 concessions, toboggan hill and picnic tables. The park also hosts the Canada Day Fireworks and activities, Little League Baseball, slo-pitch tournaments, and many other festivals, events, and sporting activities, all within walking distance of this wonderful unit!! To top things off, you'll also find shopping, schools (W.H. Croxford High School is mins away), transportation, less than a 15 mins drive to CrossIron Mills Shopping Centre and easy access to the highway taking you to downtown Calgary.**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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











