

# \$305,000 - 3104, 2781 Chinook Winds Drive Sw, Airdrie

MLS® #A2199324

**\$305,000**

1 Bedroom, 1.00 Bathroom, 862 sqft  
Residential on 0.02 Acres

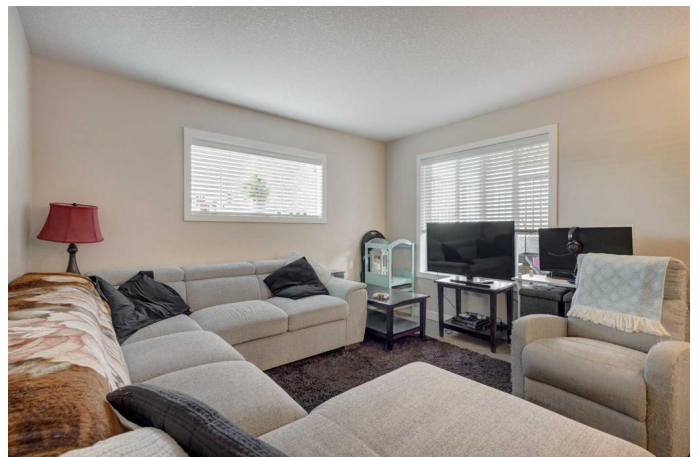
Prairie Springs, Airdrie, Alberta

Don't miss out on this amazing opportunity to own a beautifully upgraded 2-bedroom, 2-bathroom corner unit with two parking stalls (one titled, one assigned)! This home is nestled next to a serene walkway and greenspace, just steps away from schools and the vibrant Chinook Winds Park, which offers a skate park, splash park, playground, and numerous walking/biking trails for endless outdoor activities.

Step inside to discover a bright, open-concept layout with stunning luxury vinyl plank flooring throughout. The chef-inspired kitchen boasts granite countertops, additional side cabinetry, a custom backsplash, an undermount sink, corner pantry, and a central island – perfect for cooking and entertaining! The primary suite includes a 3-piece ensuite with granite countertops and a spacious walk-in closet. The second bedroom enjoys its own 4-piece bathroom. Additionally, there's a convenient laundry room to round out the space.

Outside, there's plenty of room for a BBQ and patio table at your front entrance. This well-managed complex offers plenty of visitor parking, condo fees covering heat, water/sewer, snow removal, trash, and area maintenance. Pets are welcome with approval.

This condo offers the perfect space for you and your family. Schedule your viewing today!



Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199324      |
| Price          | \$305,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 862           |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 3104, 2781 Chinook Winds Drive Sw |
| Subdivision | Prairie Springs                   |
| City        | Airdrie                           |
| County      | Airdrie                           |
| Province    | Alberta                           |
| Postal Code | T4B3S5                            |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Parking, Playground, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Stall                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                           |
| Heating           | In Floor, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Landscaped, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                       |
| Construction    | Stone, Vinyl Siding                   |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 1                |
| Zoning         | R4               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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