

**14104, 2781 Chinook Winds Drive SW
Airdrie, Alberta****MLS # A2256722****\$225,000**

Division:	Prairie Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	493 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	In Floor
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 272
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: None

Welcome to #14104 2781 Chinook Winds Drive SW, a charming 1-bedroom, 1-bathroom townhome that blends comfort, practicality, and an incredible location in one of Airdrie's most sought-after communities. Inside, you're greeted with seamless laminate flooring and an open-concept layout that feels bright and spacious. The foyer offers a great closet, while the kitchen provides generous counter space, plenty of cabinets, and enough room for a dining table or the option to add an island bar for additional prep and seating. The living room is filled with natural light from a large window and has ample space to relax or entertain guests, while the open flow between the two areas creates a welcoming atmosphere. The bedroom is impressively sized, large enough to hold a king bed with end tables and extra furniture, and the 4-piece bathroom is designed with convenience in mind, featuring in-suite laundry tucked into a spacious nook. This home also stands out with an incredible amount of storage for its size, with multiple closets throughout, and the added benefit of in-floor heating that keeps you warm and cozy during the winter months. Outside, your assigned powered parking stall is located directly in front of the unit for maximum convenience. Another highlight is the low condo fee of just \$272.03 per month, that includes heat and water making this one of the most affordable townhome options in the area without compromising on quality. The complex sits next to Chinook Winds Park, where you'll find volleyball courts, a pond, skating rink, playgrounds, and wide open green spaces, perfect for anyone who enjoys an active lifestyle or outdoor leisure. With Airdrie's new exit nearby, commuting in and out of the city has never been easier, giving you quick access to Calgary while still allowing you to enjoy the peaceful, small-town

charm and sense of community that Airdrie offers. This townhome is an excellent opportunity for first-time buyers, downsizers, or investors seeking a home that delivers lifestyle, affordability, and convenience all in one.