



2781 Chinook Winds Drive Airdrie Alberta

\$339,900

Welcome to this impeccably maintained and generously proportioned 2-bedroom, 2-bathroom corner unit located on the upper floor, offering a spacious 1008 square feet of living space. This home is a testament to comfort and convenience, featuring not one but two parking stalls (including one titled) conveniently situated right outside the unit, along with ample visitor parking nearby. Upon entry, you are greeted by pristine vinyl plank, carpet, and tile flooring, showcasing the care and minimal use this unit has seen. The bright and airy great room seamlessly flows into the dining area, providing access to a private balcony—ideal for enjoying your morning coffee or unwinding with an evening beverage. The kitchen is a chef's dream, complete with granite countertops, stainless steel appliances, a walk-in pantry, and a spacious center island with undermount sink and seating for casual dining. The primary suite is generously sized and features a well-appointed 3-piece ensuite with granite countertops, separate shower, and a walk-in closet. The second bedroom is equally spacious, offering extra windows and convenient access to another full bathroom, also finished with granite countertops. For added convenience, a stacked washer and dryer are discreetly tucked away between the bedrooms. Monthly condo fees of \$462.53 cover essential utilities such as water, sewer, and exterior maintenance (excluding power and gas), ensuring hassle-free living. The location is superb, with proximity to schools, parks, playgrounds, shopping, medical facilities, restaurants, pubs, and the expansive Chinook Winds Regional Park—offering everything from ball diamonds to walking and biking pathways, green space, and a splash park. Easy access to city transit, 8th Street, and the new 40th Ave means you can reach the QEII Highway within minutes, facilitating quick trips to Cross Iron Mills Mall or do...

Great room 12.42 Ft x 11.50 Ft
 Kitchen 8.50 Ft x 7.42 Ft
 Dining room 10.58 Ft x 6.25 Ft
 Laundry room 3.42 Ft x 2.92 Ft
 Other 8.08 Ft x 6.25 Ft

Primary Bedroom 11.83 Ft x 10.08 Ft
 Bedroom 11.25 Ft x 10.17 Ft
 3pc Bathroom Measurements not available
 4pc Bathroom Measurements not available

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