

# \$294,900 - 9101, 2781 Chinook Winds Drive Sw, Airdrie

MLS® #A2236019

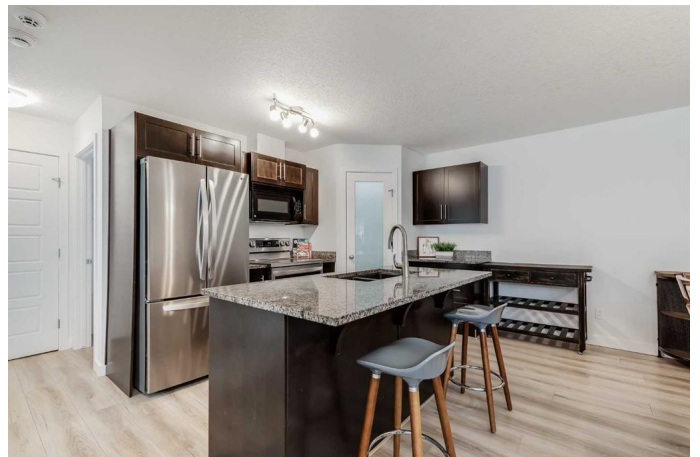
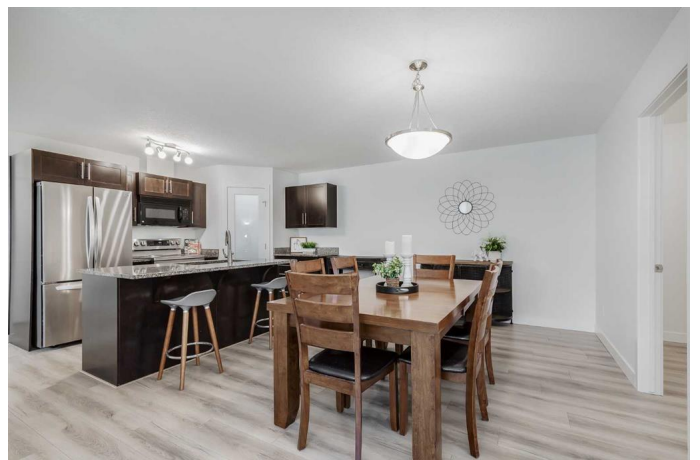
**\$294,900**

2 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.02 Acres

Prairie Springs, Airdrie, Alberta

**\*\*BRIGHT BEGINNINGS IN PRAIRIE SPRINGS\*\*** Welcome to this **BEAUTIFULLY** decorated, **CHEERFUL & STYLISH** townhome, tucked into the **SOUTHWEST** corner of Airdrie's **VIBRANT** Prairie Springs community! This **2 BEDROOM, 2 BATHROOM** home is a breath of fresh air—**CLEAN, MODERN**, and filled with **NATURAL LIGHT**, even though below-grade. Step through your own **PRIVATE** covered entrance into a **WARM & INVITING** living space, where the **OPEN-CONCEPT** layout blends **COMFORT** with **FUNCTIONALITY**. The **GLEAMING** granite countertops, **RICH** cabinetry, and **STAINLESS STEEL** appliances in the kitchen will **INSPIRE** your **INNER CHEF**, while the **SPACIOUS** dining area offers the **PERFECT** place to gather with friends and family. The **GENEROUS** primary suite features a **PRIVATE 4-PIECE ENSUITE** and **AMPLE CLOSET SPACE**, while the **SECOND BEDROOM** and **FULL BATH** provide ideal flexibility for guests, a **HOME OFFICE**, or a **COZY** kids' room. You'll love the **MASSIVE IN-SUITE STORAGE ROOM**, perfect for all your gear, and the **TWO DEDICATED PARKING STALLS** make life extra **EASY**. But the real showstopper? Just outside your door is **Prairie Springs' INCREDIBLE ATHLETIC PARK**—**8 BALL DIAMONDS**, a **HOCKEY RINK**, a **SKATE PARK**, **SPLASH PARK**, **VOLLEYBALL COURTS**, **PICNIC AREAS**, and a **GIANT PLAYGROUND** make this one of Airdrie's



most FAMILY-FRIENDLY and FUN-FILLED locations. With THREE QUICK ACCESS POINTS to major freeways for a SMOOTH CALGARY COMMUTE, this home blends the best of PEACEFUL SUBURBAN LIVING with total CONVENIENCE. PET FRIENDLY - this community boasts NO SIZE RESTRICTIONS for your dog! As an added bonus, your CONDO FEES include both HEATING and WATERâ€”making budgeting simple and affordable. Whether youâ€™re STARTING OUT, DOWNSIZING, or INVESTING, this home is a BRIGHT, BEAUTIFUL OPPORTUNITY you donâ€™t want to miss! All of this can be yours for just \$15,487.50 DOWN & \$1,624.76 PER MONTH (O.A.C.). Join us for an OPEN HOUSE EVERY DAYâ€”confirm times and COME SEE YOUR NEW HOME!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236019      |
| Price          | \$294,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 921           |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 9101, 2781 Chinook Winds Drive Sw |
| Subdivision | Prairie Springs                   |
| City        | Airdrie                           |

|             |         |
|-------------|---------|
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 3S5 |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Off Street, Stall                    |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Separate Entrance, Vinyl Windows, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Hot Water                                                                          |
| Cooling           | None                                                                               |
| Basement          | None                                                                               |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 55             |
| Zoning         | R4             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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