



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1606, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2239222**



**\$399,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** none

This stunning end-unit townhouse will charm you with its abundance of windows and natural light. For sale by its original owner, pride of ownership and meticulous maintenance are evident. The spacious living room on the main floor is ready for entertaining, and a beautiful, functional kitchen is ideal for anyone who loves to cook. The natural light continues upstairs in the two generous bedrooms & each with a dedicated ensuite. The large basement houses laundry, and is a blank canvas awaiting your personal touch. The unit sits on a corner lot and features a private, fenced backyard, two dedicated parking spaces and ample street parking. No need to worry about grass or snow removal, everything is taken care of for you. Located in south Airdrie you will have excellent access to Calgary International Airport, Stoney Trail ring road and #2 Highway making for easy and stress free commutes. You won't want to miss this rare find! Please call today for a private viewing!