



GRASSROOTS
REALTY GROUP

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1006, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2245856



\$380,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,159 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Curtains, Front Door Camera, blinds

Welcome to this beautifully move-in ready townhouse in the heart of King's Heights! With 1,727 sq. ft. of total living space, this home offers the perfect blend of style and functionality. The bright, open-concept main floor features a thoughtfully designed kitchen boasting rich cabinetry, a stylish tiled backsplash, and a corner pantry — the perfect space to cook, gather, and entertain. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite for added privacy. The fully finished basement provides a third bedroom, a fourth bathroom, and a cozy flex space for guests or family. Step outside to your private, fully landscaped backyard, perfect for summer barbecues or quiet mornings. Enjoy tons of visitor parking, a pet-friendly complex, affordable condo fees, and a prime location just steps from schools, parks, and all the amenities you need — with easy access to Deerfoot Trail for effortless commuting. This is turnkey living at its finest!