



**GRASSROOTS**  
REALTY GROUP

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**15 Kingsland Way SE**  
**Airdrie, Alberta**

**MLS # A2249344**



**\$629,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to well maintained front garage house with back lane in KINGS HEIGHTS. Enter through decent sized foyer, you will find at cozy living room with gas fireplace, Kitchen with maple cabinets and a pantry, Dining Area with access to deck, Separate Laundry room on main floor, 2pc bathroom and entrance to garage through mudroom. Upper floor has primary bedroom with walk-in closet and 5pc En-suite and also have 2 another bedrooms and 4pc bathroom. This house is situated at walking distance to Schools, Playgrounds, major retail plaza, easy access to HWY 2 and much more. Book your private showing before its gone. (PLEASE NOTE:- House is repainted, New carpet, New Stainless Steel Refrigerator, New Range Hood Fan, New Gas Stove is installed after the pictures were taken).