



GRASSROOTS
REALTY GROUP

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2401, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2251236



\$389,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 345
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: N/A

Welcome to Zen at Kings Heights! Step into this bright and beautifully updated 3-bedroom, 2.5-bathroom end unit offering over 1,820 sq. ft. of developed living space. From the moment you enter, you'll notice the timeless updates including newer vinyl plank flooring, tasteful light fixtures, modern paint colors, and stylish finishes throughout, including new window coverings. The spacious kitchen provides ample counter space for cooking and entertaining, while the open layout ensures a natural flow between living and dining areas. The kitchen boasts stainless steel appliances and a newer dishwasher. Enjoy year-round comfort with air conditioning and upgraded ceiling fans. Upstairs, the primary bedroom stands out with custom moulding, modern tones, and plenty of storage. The fully developed basement expands your living options with a large rec room and a versatile flex space—perfect as a gym, office, playroom, or creative studio. Step outside to your private fenced yard with a deck, ideal for summer gatherings. This home also includes two assigned parking stalls for your convenience. Situated in the heart of Kings Heights, you'll love the proximity to schools, restaurants, grocery stores, and everyday amenities. With scenic pathways, ponds, and family-friendly parks just steps away, this well-maintained complex offers both comfort and community. This home combines style, functionality, and exceptional value—ready for you to move in and enjoy.