



GRASSROOTS
REALTY GROUP

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**2312, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2251301



\$319,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	High Ceilings, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 521
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: BBQ

Welcome to this IMMACULATE and Updated Condo that exudes PRIDE OF OWNERSHIP. This Beautiful 2 Bedroom and 2 Bath Condo has 2 PARKING STALLS - 1 Titled, 1 Assigned. and 2 DECKS. When you enter, you will immediately notice the upgraded flooring, the West Facing Windows and the Lovely Kitchen that underwent a renovation in 2020. The Kitchen has QUARTZ Countertops, Stainless Steel Appliances, Glass Tiled Backsplash, Refinished Cabinetry, Upgraded Lighting and Faucets, and the Island with extra room for Bar Stools for seating. The Dining Area provides plenty of space for a larger table. The Living Room has Great Windows for Natural Light and opens to the Main West Facing Deck that has a Gas Line for a BBQ that is included, and has room for your patio furniture. The Primary Bedroom hosts a King Bed, and has a Walk-through Closet to the Renovated 4 pc Bathroom. The Second Bedroom has its own Private Deck perfect for some solitude time. The Full Bathroom is steps from the Second Bedroom that has been Renovated. This Condo also has in-suite Laundry with Full Sized Washer and Dryer and Storage. The Condo comes with a Titled Parking Stall, an Assigned Stall, and a Storage Cage in the basement perfect for your odds and ends. Kingsland Court is Well Managed, and is walking distance to Shopping, Grocery, Restaurants, and Transportation. Condo fees include Water, Heat, and Sewer. View it today and make it yours!