



**GRASSROOTS**  
REALTY GROUP

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**306, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2262719**



**\$359,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 312
<b>LLD:</b>	-
<b>Zoning:</b>	R2-T
<b>Utilities:</b>	-

**Inclusions:** Tv Mounts x2, Electric fireplace in Primary Bedroom

Great home in a DESIRED complex in Kings Heights of Airdrie! Being on the south side you're a quick drive to Calgary. Wide OPEN main floor... Lots of ROOM for a couple of couches...from which to stream your favorite reruns....with your significant other (Yes the pooch counts). Ample space to DINE AT the TABLE with your significant other (Yes...the pooch counts)....eating that amazing dish...created in your SPACIOUS KITCHEN (complete with eating bar)! Upstairs you will find 2 BIG bedrooms. One for you and one for your family, best friend...or soon to be significant other (Yes...the pooch counts). The basement is a finished open space to become what you choose. Game room, hobby room, dog house (for the significant other, not necessarily the pooch). There is lots of storage and a full bathroom here as well. Out back you have your own PRIVATE back yard...a bit of a rarity in townhomes these days. This is an AWESOME starter home, move up home, and even for the downsize (while you spend most of your time travelling the world)! Come check us out!