



GRASSROOTS
REALTY GROUP

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1305, 2445 Kingsland Road S.E. Road SE
Airdrie, Alberta

MLS # A2276049



\$355,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Parking Pad, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Level, No		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks, Storage

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 319
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: none

Welcome to Zen at Kingsland Heights! This immaculate townhouse boasts dual primary suites on the upper level, each with spacious bedroom areas and their own private en-suites. On the main floor, a comfortable living room is located just off the front entrance, while the kitchen and dining area include a pantry and have a large patio door that opens to the fenced back yard. Perfect for your pet (with board approval). The back yard also shares access to an attractive greenspace just behind it. A convenient half bath is located on the main level. The basement is unspoiled and ready for your design and development with like new laundry appliances there. You will love that you have 2 parking spaces right out your front door. One is titled and one is assigned but both are clearly marked and side by side right out your front door!