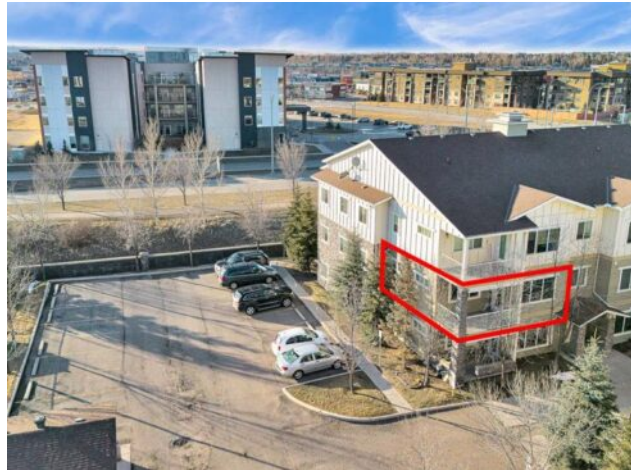




**2215, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2301596



\$299,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this STUNNING CORNER UNIT offering exceptional natural light, making it one of the BRIGHTEST HOMES IN THE BUILDING. This beautifully maintained 2 BEDROOM, 2 BATHROOM condo is in PRISTINE, MOVE-IN READY CONDITION and truly stands out the moment you walk in. The open and spacious layout features HIGH CEILINGS, large windows, and a warm, inviting feel throughout. The kitchen is finished with GRANITE COUNTERTOPS, modern cabinetry, and a sleek STAINLESS STEEL APPLIANCE PACKAGE, all complemented by updated fixtures and thoughtful touches across the home. Recent upgrades, including FRESH PAINT, newer carpet with quality underlay, and updated bathrooms, make this unit feel ULTRA CLEAN AND WELL CARED FOR. Step outside to your OVERSIZED SOUTHEAST-FACING BALCONY, surrounded by mature trees that provide both PRIVACY AND A PEACEFUL SETTING. One of the standout features is the convenience of TWO PARKING STALLS (ONE TITLED, ONE ASSIGNED), both located close to the building entrance. This unit also offers one of the QUICKEST ACCESS ROUTES to those stalls, making daily living easy and efficient, NO NEED TO WAIT FOR THE ELEVATOR. Additional highlights include IN-SUITE LAUNDRY, quality window coverings, and a SEPARATE STORAGE LOCKER in the building. Located within walking distance to PARKS, PATHWAYS, SHOPPING, RESTAURANTS, AND PUBLIC TRANSIT, and close to schools and all amenities, this is an ideal home in a HIGHLY DESIRABLE COMMUNITY. If you're tired of seeing properties that look great online but disappoint in person, this is the one that truly delivers. COME SEE IT FOR YOURSELF. Check out the virtual tour now, this one won't last long.