



**9 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2157077**



**\$599,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,088 sq.ft.           | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |    |

**Inclusions:** N/A

Enter through the stylish frosted door into a bright and airy open to above foyer. Dark short shag carpet and feature walls are nicely accentuated by the oversize white baseboards and trim, light linoleum flooring and neutral paint colors. The great room features a corner gas fireplace and is open to the spacious kitchen and dining nook. Rich cabinetry, large island with eating bar, under cabinet lighting, corner pantry with French door complement this stylish kitchen. Luxurious finishings include knock down ceilings with painted border, , Decora dimmer switches, pot lighting, iron spindles and brushed chrome light fixtures. The upper level is host to a bonus room . Full bath and 3 bedrooms including a south facing master bedroom with walk-in closet & Ensuite boasts a corner soaker tub