



**3304, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2186701



\$304,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	838 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan		

Inclusions: Hood Fan

WELCOME TO THIS SUPER-PRICED DREAM CONDO, LOCATED IN A QUIET SE NEIGHBORHOOD OF AIRDRIE. THIS IS A BEAUTIFUL TOP FLOOR, 2 BDRM, 2 BATH, 9 FT CEILINGS, 2 PARKING, STORAGE and a nice balcony overlooking greenery. You'll love this building from the minute you walk up to it and then walk inside. It's extremely well taken care of, and the hallways almost look new. The walls aren't scuffed up, the carpets are clean, the lights are modern and bright, and the hallways are wider than most. Entering in you will love the floorplan. There's a proper entrance with a closet and pristine flooring, and to the right is a really spacious kitchen with good quality cabinetry with mouldings at the ceiling, GRANITE COUNTERS, AND A BREAKFAST BAR THAT SEATS 4. SS appliances (including a newer Bosch dishwasher and Samsung fridge) To the side is a nice dining area that goes into the Livingroom. You'll notice the huge windows, and you won't need to turn on the lights if you don't wish to. Then go to your own private balcony, relax, entertain and enjoy the morning sun. The primary bdrm has two windows, and the ensuite is a 3-piece with a large walk-in shower. There's another 4-piece bath with a soaker tub and another good-sized 2nd bdrm. This condo complex is conveniently located within walking distance of Save on Foods, Shoppers Drug Mart and other amenities and services, and the location provides easy access to Highway 2. You are so close to the shopping center and the highway, but far enough that it's very quiet. Why rent, don't miss this one; it'll go quickly. Pets allowed, 2 cats or 2 dogs, max 30 lbs.