



**1312, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2192995



\$339,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 522
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions: none

PRIME LOCATION, CORNER UNIT, TOP FLOOR, SOUTH FACING, OVERLOOKING COURTYARD! Lovely 2 BEDROOM, 2 -4Pc Bathrooms + Dedicated DEN, 934 SQ Ft Condo. Well designed, OPEN PLAN with high ceilings, plenty of windows & flooded with abundant natural light throughout! Plenty of room in the Great Rm for family relaxation & entertainment with door to large balcony, great for BBQ. Cooks should enjoy the adjacent kitchen with Stainless appliances, full-height cabinetry, raised breakfast bar+ pantry. Relax in the spacious Primary Retreat, overlooking the lovely courtyard & featuring a 4pc Ensuite. The 2nd Bedroom is separated by a nice sized Den, great for a home office. 4Pc Main Bathroom. Insuite stacker washer/dryer laundry with storage area. Sip your morning coffee or simply enjoy and unwind on your spacious end unit covered balcony overlooking the beautiful green space! Additional assigned storage space for your seasonal items, helping keep your space clutter free. Assigned parking is conveniently directly outside the front of the building. Well maintained, Pet Friendly (with board approval) building with elevator. A short walk to grocery shopping, coffee shop, shopping, drug Store, and many other food services & amenities. Easy access to #2 Highway, other major arteries & Cross Iron Mills. Enjoy your "lock up & go" lifestyle and escape to Condo Life at the Courtyards of Kings Heights. Move-in ready and recently professionally painted in contemporary colors. Immediate Possession.