



**1302, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2198037**



**\$347,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Guest, Plug-In, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** N/A

TOP FLOOR CORNER UNIT FACING SOUTH TO THE COURTYARD. Arguably one of the best located condos in the complex. Views from your sunny south facing MASSIVE BALCONY, and being that it's on a corner you only have the one neighbor adjoining. Loads of windows along the back and side of the unit allows an abundance of natural light to flood in this OPEN PLAN with gorgeous new LVP flooring. 2 great-sized bedrooms that are separated by the living room (one on the East side, one on the South side). The Primary Bedroom has a 4 piece En suite and two closets! Beautiful kitchen with rich cabinets, new stainless appliances, plenty of cupboard/counter space, convenient pantry and eat-up-breakfast-bar. Large area for a full-sized dining table with wall feature, and a spacious corner living room to sit & relax or entertain your guests in. This Condo also has a 2nd full bathroom, In-suite Laundry and a separate secured storage room. Included: 2 parking spaces (one titled and one assigned) both conveniently located and with easy access from your unit. Condo Fees include Heat and Water. Walking distance to all amenities, and easy access to the main roadways for the commuters. Great Value at a Great Price! Book your private tour today to see how well kept this unit is!