



**801, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2199232**



**\$409,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Assigned, Off Street, See Remarks, Side By Side, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Window Coverings

Welcome to your new home ! This property is situated in the lovely community of Kings Heights in Airdrie. This property shows pride of ownership with fresh paint and spic and span waiting for your decorating touches! Enjoy this bright open living space with huge living room C/W Gas fireplace, dining room and kitchen all planned with a family in mind. On the upper floor you will find 2 Large primary bedrooms C/W 4 piece ensuites. On the lower level you will enjoy a large family room with tons of storage and one of two 2 piece bathroom and laundry. Convenience on every floor. Off the kitchen you will be able to escape to your private west facing back yard for the summer BBQ's and fun. This fantastic end unit comes with 2 Parking stalls right out the front door. There is also visitor parking available throughout the complex and one just happens to be conveniently located right out the front door! Don't miss this opportunity to get your new home!